City of Pekin

SPECIAL CITY COUNCIL MEETING
MONDAY, APRIL 7, 2025
5:30 PM

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1. Pledge of Allegiance

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2. Call to Order

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3. Approve Agenda

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4. Public Input

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5. Consent Agenda

5.1. Receive and File RFP Submittals for 2025 Mowing, Landscaping, and Right-of-Way Maintenance

5.2. Receive and File RFP Submittals for 2025 Pekin Airport Mowing

5.3. Resolution No. 262-24/25 Designating Eric Dubrowski, Finance Director / Treasurer, as the Principal Authority for Illinois Funds

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6. New Business

6.1. Resolution No. 258-24/25 Approving a Service Agreement with Carmody Lawn Services for the 2025 Mowing Season - Districts 1, 2, and 3

6.2. Resolution No. 259-24/25 Approving a Service Agreement with JW Lawn Services for the 2025 Mowing Season - District 4 and Approving a 3-Year Service Agreement with JW Lawn Services for the Pekin Municipal Airport

6.3. Resolution No. 260-24/25 Approving a Service Agreement with Easier Grounds Management for the 2025 Mowing Season - Districts 5 and 6

6.4. Resolution No. 261-24/25 Approving a Service Agreement with Grit Property Services for the 2025 Mowing Season - District 7

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7. Adjourn

RECEIVED
MAR 19 2025
CITY CLERK

MAR 19 2025
4:21 pm NZ

SM 4:25pm

Exhibit B

Proposal Form

Contact Information

Company Name: Lovbetter Services, LLC **Email:** Clayton ledbetter45@gmail.com

Address: 10610 W. Maple Ridge Rd, Glasford, IL 61533 **Phone:** (309) 339-4688

Primary Contact: Clayton Ledbetter **Phone:** (309) 370-0287

Flat Cost Proposals

Please provide a cost proposal for the entire 2025 mowing season, April 15 – November 30. The contractor is not required to place a cost proposal on every district. Only provide cost proposals for any combination of the districts that align with the contractor's capabilities.

District 1	$	/yr
District 2	$ 35,175	/yr
District 3	$	/yr
District 4	$	/yr
District 5	$ 6,300	/yr
District 6	$ 6,300	/yr
District 7	$ 4,200	/yr

Time and Materials Cost Proposals

Please provide an hourly rate for time and material (T&M) to be completed as it is described within the RFP. As a reminder, time and material work is not guaranteed.

Time & Materials Hourly Rate	$ 70	/hr
Tree & Stump Work	$ 100	/hr

Supplementary Work

The City may require mowing and landscape maintenance work from time to time that is out of the scope of this RFP. Would you like to include your Time & Materials hourly rate listed above as an official quote for this supplementary work? This question has no effect on review of the RFP.

Yes ☒ No ☐

Qualifications and Experience

Please provide a short description of the contractor's qualifications and experience that clearly demonstrates ability to perform all obligations under this RFP. Prior commercial mowing experience is strongly preferred. Additional sheets may be attached.

4 years landscaping, 4 years grounds Keeping for Hollis Park District. 2 years land management and tree/stump removal. Primary grounds Keeper for 100 acre trust on family land for the last 5 years. Occasional grounds Keeping and lot maintenance on base during duty hours over the last 11 years

Equipment

Please provide a short description of the contractor's equipment to be utilized in performing services for the City.

Two 60" Zero turns, One 72" zero turn, One 54" zero turn, One 42" hydraulic walk behind, and One yard vac system.

Subcontractors

Please provide a list of subcontractors that will be utilized.

N/A

References

Please provide up to three professional references: name, email, and phone number.

Jeff Worms, Jbworms1@yahoo.com, (309)264-5108

Jim Robertson, Jrobertson@hollispark.com, (309)431-0555

Jesse Sorrell, Master sergeant, Jesse.Sorrell@us.af.mil, (309) 645-9877

Attachments

Please attached the following documentation for contractor and all subcontractors:

- Certificate of liability insurance (must not be expired)
- Automobile/mowing equipment insurance (must not be expired)
- Proof of statutory worker's compensation coverage under Illinois law

Submittal

By submitting this proposal form, you hereby proclaim that the submitted information is truthful and accurate and that cost proposals submitted will be honored throughout the entire season. You also acknowledge that your proposal is not a binding contract but that you are willing and able to enter into a binding contract with the City under materially the same terms as described in this RFP and in your proposal.

Name: Clayton Ledbetter

Title: Owner / Operator

Signature: [signature]

LOWBETT-01 DLOWMAN

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/19/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Unland Insurance & Benefits - Pekin
2211 Broadway
Pekin, IL 61554

CONTACT NAME: Debbie Lowman
PHONE (A/C, No, Ext): (309) 642-6886 FAX (A/C, No): (309) 642-6886
E-MAIL ADDRESS: dlowman@unland.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Pekin Insurance Company	24228
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Low Better Services LLC
10610 West Mapleridge Road
Glasford, IL 61533

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR			006394710	10/16/2024	10/16/2025	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	X ANY AUTO			006486239	3/18/2025	10/16/2025	BODILY INJURY (Per person)	$ 1,000,000
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$ 1,000,000
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$ 1,000,000
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED / RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N	N/A		006486239	3/18/2025	3/18/2026	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate for proof of insurance. All coverage subject to policy forms.

City of Pekin as Additional Insured - Copy of Endorsement attached to this certificate.

CERTIFICATE HOLDER

City of Pekin
111 Capitol St.
Marquette Heights, IL 61554-4188

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Stacey Swall

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PEKIN INSURANCE COMPANY
2505 COURT STREET, PEKIN, ILLINOIS 61558-0001

COMMERCIAL GENERAL LIABILITY POLICY
ADDITIONAL INTEREST NOTIFICATION

ADDITIONAL INTEREST	AGENT INFORMATION	POLICY INFORMATION
CITY OF PEKIN 111 S CAPITOL ST PEKIN, IL 61554-4188	AGENCY NAME: UNLAND INSURANCE & BENEFITS AGENCY NUMBER: 02434 PHONE: 309-347-2177	LOW BETTER SERVICES LLC 10610 W MAPLE RIDGE RD GLASFORD IL 61533-9514 POLICY NUMBER: 006394710 POLICY PERIOD: 03/18/2025 TO 10/16/2025 12:01 A.M. STANDARD TIME

DESIGNATED LOCATION INFORMATION (IF APPLICABLE)

COVERAGE IS PROVIDED ONLY WHERE A LIMIT OF LIABILITY IS SHOWN.

APPLICABLE COVERAGE(S)

LIMITS OF INSURANCE:	
General Aggregate Limit (Other than Products – Completed Operations)	2,000,000
Products – Completed Operations Aggregate Limit	INCLUDED
Personal & Advertising Injury Limit (Any One Person Or Organization)	1,000,000
Each Occurrence Limit	1,000,000
Damage To Premises Rented To You (Any One Premises)	100,000
Medical Expense Limit (Any One Person)	5,000

ADDITIONAL INTEREST INFORMATION

NAME & ADDRESS	INTEREST
CITY OF PEKIN 111 S CAPITOL ST PEKIN, IL 61554-4188	CG5028 - ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION (IL)

MAR 1 1 2025

Exhibit B

Proposal Form

Contact Information

Company Name: Behrlawn Mowing & Yark Work **Email:** behrlawn1208@gmail.com

Address: 630 S. 11th St. **Phone:** 309) 613-3982

Primary Contact: Todd Behrends OWNER/OPERATOR **Phone:** 309) 613-3982

Flat Cost Proposals

Please provide a cost proposal for the entire 2025 mowing season, April 15 – November 30. The contractor is not required to place a cost proposal on every district. Only provide cost proposals for any combination of the districts that align with the contractor's capabilities.

District 1	$	/yr
District 2	$	/yr
District 3	$	/yr
District 4	$	/yr
District 5	$	/yr
District 6	$	/yr
District 7	$ 9,600.00	/yr

÷8 = $1200.00

Time and Materials Cost Proposals

Please provide an hourly rate for time and material (T&M) to be completed as it is described within the RFP. As a reminder, time and material work is not guaranteed.

Time & Materials Hourly Rate	$ 60.00	/hr

Supplementary Work

The City may require mowing and landscape maintenance work from time to time that is out of the scope of this RFP. Would you like to include your Time & Materials hourly rate listed above as an official quote for this supplementary work? This question has no effect on review of the RFP.

Yes ☒ No ☐

Qualifications and Experience

Please provide a short description of the contractor's qualifications and experience that clearly demonstrates ability to perform all obligations under this RFP. Prior commercial mowing experience is strongly preferred. Additional sheets may be attached.

CONTRACTOR HAS HELD A CONTRACT SINCE 2020 TO MOW LIFT STATION LOCATIONS

CONTRACTOR HAD A CONTRACT IN 2024 TO MOW DIST 4.

Equipment

Please provide a short description of the contractor's equipment to be utilized in performing services for the City.

1-SPARTAN 72" RIDER

1-CUB CADET 54" STANDER

1-TORO GRAND STAND 36" STANDER

ECHO BACK PACK BLOWERS

ECHO TRIMMERS

Subcontractors

Please provide a list of subcontractors that will be utilized.

NO SUBCONTRACTORS WILL BE USED

References

Please provide up to three professional references: name, email, and phone number.

_____

_____

_____

Attachments

Please attached the following documentation for contractor and all subcontractors:

- Certificate of liability insurance (must not be expired)
- Automobile/mowing equipment insurance (must not be expired)
- Proof of statutory worker's compensation coverage under Illinois law

Submittal

By submitting this proposal form, you hereby proclaim that the submitted information is truthful and accurate and that cost proposals submitted will be honored throughout the entire season. You also acknowledge that your proposal is not a binding contract but that you are willing and able to enter into a binding contract with the City under materially the same terms as described in this RFP and in your proposal.

Name: TODD BEHRENDS

Title: OWNER

Signature: Todd A Behrends

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/10/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER

StateFarm

Greg Ladendorf
1614 Broadway

Pekin IL 61554

CONTACT NAME: Greg Ladendorf
PHONE (A/C, No, Ext): 309-347-3007 FAX (A/C, No):
E-MAIL ADDRESS: greg.ladendorf.ay5u@statefarm.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Fire and Casualty Company	25143
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Behrends, Todd
630 S 11TH ST

PEKIN IL 615544839

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADD'L INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [X] LOC OTHER:	Y	N	93-N6-X526-1	02/17/2025	02/17/2026	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER	$
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CITY OF PEKIN
111 S CAPITOL ST

PEKIN IL 61554-4199

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

This form was system-generated on 03/10/2025

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/10/2025

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PRODUCER

StateFarm

Greg Ladendorf
1614 Broadway

Pekin IL 61554

CONTACT NAME: Greg Ladendorf
PHONE (A/C, No, Ext): 309-347-3007 FAX (A/C, No):
E-MAIL ADDRESS: greg.ladendorf.ay5u@statefarm.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Mutual Automobile Insurance Company	25178
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Behrends, Todd
630 S 11TH ST

PEKIN IL 615544839

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:						EACH OCCURRENCE	$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
							PRODUCTS - COMP/OP AGG	$
								$
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY [X] SCHEDULED AUTOS NON-OWNED AUTOS ONLY	N	N	2390423-SFP-13	02/17/2025	08/17/2025	COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$ 100,000
							BODILY INJURY (Per accident)	$ 300,000
							PROPERTY DAMAGE (Per accident)	$ 100,000
								$
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE OTH-ER	$
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

This form was system-generated on 03/10/2025

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1001486 2005 155279 205 01-19-2023

RENEWAL DECLARATIONS (CONTINUED)

Artisan And Service Contractor Policy for BEHRENDS, TODD
Policy Number 93-N6-X526-1

SECTION I - PROPERTY SCHEDULE

Location Number	Location of Described Premises	Limit of Insurance* Coverage A - Buildings	Limit of Insurance* Coverage B - Business Personal Property	Seasonal Increase-Business Personal Property
001	630 S 11TH ST PEKIN IL 61554-4839	No Coverage	$ 17,700	25%

* As of the effective date of this policy, the Limit of Insurance as shown includes any increase in the limit due to Inflation Coverage.

SECTION I - INFLATION COVERAGE INDEX(ES)

Cov A - Inflation Coverage Index: N/A
Cov B - Consumer Price Index: 315.7

SECTION I - DEDUCTIBLES

Basic Deductible $1,000

Special Deductibles:

Equipment Breakdown $1,000

Other deductibles may apply - refer to policy.

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Includes copyrighted material of Insurance Services Office, Inc., with its permission.

Continued on Next Page

Exhibit B

Proposal Form

Contact Information

Company Name: JW Lawn Services LLC **Email:** Jbworms1@yahoo.com

Address: 8215 S. Gallon Rd Peoria 61607 **Phone:** 309-264-5108

Primary Contact: Jeff Worms **Phone:** 309-264-5108

Flat Cost Proposals

Please provide a cost proposal for the entire 2025 mowing season, April 15 – November 30. The contractor is not required to place a cost proposal on every district. Only provide cost proposals for any combination of the districts that align with the contractor's capabilities.

District 1	$	/yr
District 2	$	/yr
District 3	$	/yr
District 4	$ 22,500.00	/yr
District 5	$	/yr
District 6	$	/yr
District 7	$	/yr

Time and Materials Cost Proposals

Please provide an hourly rate for time and material (T&M) to be completed as it is described within the RFP. As a reminder, time and material work is not guaranteed.

Time & Materials Hourly Rate	$	/hr

Zero Turn – 70.00
Skid Loader – 100.00
Tractor + bolwing – 100.00 / Hr.

Supplementary Work

The City may require mowing and landscape maintenance work from time to time that is out of the scope of this RFP. Would you like to include your Time & Materials hourly rate listed above as an official quote for this supplementary work? This question has no effect on review of the RFP.

Yes ☒ No ☐

Qualifications and Experience

Please provide a short description of the contractor's qualifications and experience that clearly demonstrates ability to perform all obligations under this RFP. Prior commercial mowing experience is strongly preferred. Additional sheets may be attached.

I have owned my mowing business since 2001. I have experience with mowing large properties with zero turn mowers + Tractor, 15' batwing mowers. I also have experience operating skidsteer with several attachments including buckets, grapple, brushcutter, stumpbucket and others. I have mowed for the city of Pekin the past 3 yrs. including Districts 3, 7, 8

Equipment

Please provide a short description of the contractor's equipment to be utilized in performing services for the City.

JD 970 72" zero Turn - Cubcadet Pro Z 900 72" zeroturn
Exmark Lazer Z 72" zeroturn - Cubcadet PRO 60" zeroturn
2022 NH workmaster 75 Hp Tractor with 15' batwing mower
JD 2630 80 Hp. Tractor with 7' brush hog mower
Takeuchi TL10 Skidloader with several attachments

Subcontractors

Please provide a list of subcontractors that will be utilized.

None

References

Please provide up to three professional references: name, email, and phone number.

H&S Mechanical / Shawn Howard - shawn@hsmechanicalinc.com / Bartonville 309-369-4217

Sharon Danner - Meadowlark Ln Pekin 309 346-6916

Amerhart / Paul Desjardins - paul.desjardins@amerhart.com 309-347-1118

Attachments

Please attached the following documentation for contractor and all subcontractors:

- Certificate of liability insurance (must not be expired)
- Automobile/mowing equipment insurance (must not be expired)
- Proof of statutory worker's compensation coverage under Illinois law

Submittal

By submitting this proposal form, you hereby proclaim that the submitted information is truthful and accurate and that cost proposals submitted will be honored throughout the entire season. You also acknowledge that your proposal is not a binding contract but that you are willing and able to enter into a binding contract with the City under materially the same terms as described in this RFP and in your proposal.

Name: Jeff Worms

Title: owner operator

Signature: Jeff Worms

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/13/2025

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PRODUCER

Greg Kurtenbach State Farm
314 N. Sangamon Ave.
Gibson City IL 60936

CONTACT NAME: Greg Kurtenbach
PHONE (A/C, No, Ext): 217-784-8343 FAX (A/C, No):
E-MAIL ADDRESS: greg.kurtenbach.rcg3@statefarm.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Fire and Casualty Company	25143
INSURER B : State Farm Mutual Insurance Company	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

JW Lawn Services, Inc.
8215 S Gollon Rd
Peoria IL 61607-9520

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD'L INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	N	N	93-PC-H297-9	02/10/2025	02/10/2026	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
B	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] HIRED AUTOS ONLY [X] SCHEDULED AUTOS [ ] NON-OWNED AUTOS ONLY			0689170-SFP-13	11/07/2024	05/07/2025	COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$ 250,000
							BODILY INJURY (Per accident)	$ 500,000
							PROPERTY DAMAGE (Per accident)	$ 100,000
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [N] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	93-N6-X217-5	02/10/2025	02/10/2026	[X] PER STATUTE [ ] OTH-ER	$
							E.L. EACH ACCIDENT	$ 100,000
							E.L. DISEASE - EA EMPLOYEE	$ 100,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000
A	MOBILE EQUIPMENT			93-PC-H297-9	02/10/2025	02/10/2026		$114,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CITY OF PEKIN
111 S CAPITAL
PEKIN IL 61554

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Michelle Bressel

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EASIER GROUNDS
MANAGEMENT

Post Office Box 2, South Pekin, Illinois 61564
(309) 328-0400 | hello@easiergrounds.com | www.easiergrounds.com

Friday, March 14, 2025

City of Pekin, City Hall
City Clerk
RFP - 2025 Mowing
111 South Capitol Street
Pekin, Illinois 61554

To Whom This May Concern,

I hope this letter finds you well. My name is Austin Moberly, and I am proud to introduce Easier Grounds Management, a trusted grounds management company serving the Pekin, Illinois, area since 1989. Originally founded by Ray Moberly and under my sole ownership since 2018, we have built a solid reputation for excellence, reliability, and outstanding client service.

Based in South Pekin, Illinois, Easier Grounds Management is fully licensed and insured. We offer a comprehensive range of services, including lawn and landscape maintenance and snow and ice management. Our team is passionate about delivering exceptional results and building long-term client relationships.

We've had the privilege of working with prominent clients in Central Illinois, including Amazon, Carle Health, City of Pekin, and Menards, along with many other commercial properties. These partnerships reflect our dedication to quality and client satisfaction.

Should you choose Easier Grounds Management, I will personally oversee the management of your properties to ensure they receive the highest level of care and attention to detail.

Enclosed, you will find a detailed proposal outlining our services, pricing, and qualifications. If you have any questions or would like more details about our services, please do not hesitate to reach out. I truly appreciate your time and consideration and look forward to the opportunity to partner with you and demonstrate the quality of our work.

Sincerely,

Austin Moberly
Production Manager, Easier Grounds Management

Exhibit B

Proposal Form

Contact Information

Company Name: EASIER GROUNDS MANAGEMENT **Email:** HELLO @ EASIERGROUNDS.COM

Address: PO BOX 2, SOUTH PEKIN, IL 61564 **Phone:** (309) 328 - 0400

Primary Contact: AUSTIN MOBERLY **Phone:** (309) 360-6598

Flat Cost Proposals

Please provide a cost proposal for the entire 2025 mowing season, April 15 – November 30. The contractor is not required to place a cost proposal on every district. Only provide cost proposals for any combination of the districts that align with the contractor's capabilities.

District 1	$	19,200	/yr
District 2	$	37,600	/yr
District 3	$	24,000	/yr
District 4	$	56,000	/yr
District 5	$	4,800	/yr
District 6	$	3,200	/yr
District 7	$	30,400	/yr

Time and Materials Cost Proposals

Please provide an hourly rate for time and material (T&M) to be completed as it is described within the RFP. As a reminder, time and material work is not guaranteed.

Time & Materials Hourly Rate	$	75	/hr

Supplementary Work

The City may require mowing and landscape maintenance work from time to time that is out of the scope of this RFP. Would you like to include your Time & Materials hourly rate listed above as an official quote for this supplementary work? This question has no effect on review of the RFP.

Yes [X] No [ ]

Qualifications and Experience

Please provide a short description of the contractor's qualifications and experience that clearly demonstrates ability to perform all obligations under this RFP. Prior commercial mowing experience is strongly preferred. Additional sheets may be attached.

SEE ATTACHED.

Equipment

Please provide a short description of the contractor's equipment to be utilized in performing services for the City.

SEE ATTACHED.

Subcontractors

Please provide a list of subcontractors that will be utilized.

SEE ATTACHED.

References

Please provide up to three professional references: name, email, and phone number.

MARCI LIGHT (309) 370-6928 MARCI.LIGHT@COMCAST.NET

ADAM BOATMAN (309) 477-4028 PEKINGENERALMANAGER@MENARDS.COM

MIKE BUSCHER (217) 553-5958 MBUSCHER@THEGROUP.COM

Attachments

Please attached the following documentation for contractor and all subcontractors:

- Certificate of liability insurance (must not be expired)
- Automobile/mowing equipment insurance (must not be expired)
- Proof of statutory worker's compensation coverage under Illinois law

Submittal

By submitting this proposal form, you hereby proclaim that the submitted information is truthful and accurate and that cost proposals submitted will be honored throughout the entire season. You also acknowledge that your proposal is not a binding contract but that you are willing and able to enter into a binding contract with the City under materially the same terms as described in this RFP and in your proposal.

Name: AUSTIN MOBERLY

Title: OWNER

Signature: [signature]

Easier Grounds Management LLC is proposing to provide lawn and landscape services to;

Client: City of Pekin
Contact: Ryan Krause, Public Property Supervisor
Phone: (309) 410-8272
Email: rkrause@ci.pekin.il.us
Address: 111 South Capitol Street, Pekin, Illinois 61554

1. **SCOPE OF SERVICE**
   a. Easier Grounds Management acknowledges and fully understands the scope of services outlined in the "2025 Mowing, Landscaping, and Right-of-Way Maintenance". This includes all service assignments, bidding instructions, and requirements detailed in the provided exhibits. We are prepared to meet all expectations set forth in the RFP and execute the work with professionalism, efficiency, and compliance with city regulations.
2. **PROPOSED PRICING**
   a. **Flat Cost Proposals**
      i. District 1: $19,200
      ii. District 2: $37,600
      iii. District 3: $24,000
      iv. District 4: $56,000
      v. District 5: $4,800
      vi. District 6: $3,200
      vii. District 7: $30,400
   b. **Time and Materials Cost Proposals**
      i. $75 Per Man Hour
3. **BUSINESS LICENSE AND INSURANCE**
   a. **Federal Employer Identification Number**
      i. 82-3465455
   b. **State of Illinois Business File Number**
      i. 06386628
   c. **City of Pekin Business License Number**
      i. BUS-2024-00038
   d. **Insurance Coverage (Provided by Cincinnati Insurance Company - Walter Brown, (309) 347-7706)**
      i. Commercial General Liability
         1. $1,000,000 Per Occurrence
      ii. Automobile Liability
         1. $1,000,000 Per Occurrence
      iii. Umbrella Coverage
         1. $2,000,000 Per Occurrence
      iv. Workers' Compensation
         1. $1,000,000 Per Occurrence
4. **STAFF**
   a. **Production Manager**
      i. Austin M., (309) 360-6598
   b. **Office Manager**
      i. Rylee M., (309) 328-0400
   c. **Field Team Members Available for City of Pekin Work (Subject to Change)**
      i. Emily M.
      ii. Zach J.
      iii. Trent J.
      iv. Ray M.
      v. Kevin M.
5. **QUALIFICATIONS AND EXPERICENCE**
   a. Easier Grounds Management is a fully licensed and insured company, providing comprehensive lawn and landscape maintenance, as well as snow and ice management services. With a team of over 10 dedicated professionals, we are committed to delivering exceptional results and fostering long-term client relationships. We have had the privilege of serving prominent clients throughout Central Illinois, including Amazon, the City of Pekin, Menards, and Sunset Plaza, along with numerous other commercial properties. These partnerships reflect our dedication to quality, reliability, and client satisfaction - a reputation we have proudly built since 1989.
   b. **Why Choose Easier Grounds Management?**
      i. Predictable and consistent service schedule for reliability and efficiency.

ii. 24/7 weather monitoring powered by trueWeather to ensure timely and informed service.
iii. Full-service site management, handling all aspects of property maintenance.
iv. Fully licensed and insured, providing peace of mind and compliance with regulations.
v. Professional, uniformed team, reflecting our commitment to excellence and professionalism.
vi. Commercial-grade equipment, ensuring efficiency and high-quality results.

6. EQUIPMENT

a. Owned Equipment

i. Easier Grounds Management operates a well-maintained fleet of commercial-grade equipment, including; 4 pickup trucks, 6 zero-turn mowers, 4 string trimmers, 4 stick edgers, 4 backpack leaf blowers, 2 handheld leaf blowers, and 2 loaders.

b. Rental Capability

i. Through strong relationships with multiple local vendors, we have the ability to rent any additional equipment as needed to meet project demands efficiently and effectively.

7. SUBCONTRACTORS

a. Easier Grounds Management does not anticipate using subcontractors for this contract. Our experienced team and owned equipment allow us to complete all required services in-house.
b. However, if necessary, we have established strong relationships with multiple local contractors, giving us the ability to subcontract specialized services to ensure all project requirements are met efficiently and effectively.

8. REFERENCES

a. Bianco Properties

i. Marci Light
1. (309) 370-6928
2. marci.light@comcast.net

b. Menards

i. Adam Boatman
1. (309) 477-4028
2. pekingeneralmanager@menards.com

c. The Real Estate Group

i. Mike Buscher
1. (217) 553-5958
2. mbuscher@thegroup.com

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/04/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Monge, Crouch & Mahoney, Inc.
1 North Seventh Street
Pekin, IL 61554

CONTACT NAME: Walter Brown
PHONE (A/C, No, Ext): 309-347-7706 FAX (A/C, No): 309-347-7705
E-MAIL ADDRESS: wbrown@mcminsure.com

INSURED
Easier Grounds Management LLC
P.O. Box 2
South Pekin, IL 61564

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: CINCINNATI INS CO	10677
INSURER B: CINCINNATI INDEMNITY CO	23280
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	✔ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ✔ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ✔ PRO-JECT ☐ LOC OTHER:	Y		ENP 0670296	11/11/2024	11/11/2025	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
A	AUTOMOBILE LIABILITY ✔ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			ENP 0670296	11/11/2024	11/11/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	✔ UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $			ENP 0670296	11/11/2024	11/11/2025	EACH OCCURRENCE	$ 2,000,000
							AGGREGATE	$ 2,000,000
								$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N ☐ (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		EWC 0670295	11/11/2024	11/11/2025	✔ PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Pekin is a named additional insured on the General Liability policy.

CERTIFICATE HOLDER

City of Pekin
111 South Capitol St
Pekin, IL 61554

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Easler Grounds Management LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . S

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

PO Box 2

Requester's name and address (optional)

6 City, state, and ZIP code

South Pekin, Illinois 61564

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

☐☐☐ – ☐☐ – ☐☐☐☐

or

Employer identification number

8 2 – 3 4 6 5 4 5 5

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** | **Date** 1/6/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Office of the Secretary of State

ilsos.gov

Business Entity Search

Entity Information

Entity Name	EASIER GROUNDS MANAGEMENT LLC		
Principal Address	109 MAPLE STREET PO BOX 2 SOUTH PEKIN,IL 61564		
File Number	06386628	**Status**	ACTIVE on 10-13-2024
Entity Type	LLC	**Type of LLC**	Domestic
Org. Date/Admission Date	11-15-2017	**Jurisdiction**	IL
Duration	PERPETUAL		
Annual Report Filing Date	10-13-2024	**Annual Report Year**	2024
Agent Information	AUSTIN MOBERLY 109 MAPLE ST SOUTH PEKIN, IL 61564-7523	**Agent Change Date**	10-17-2022

Services and More Information

BUS-2024-00(

Business Registration License

BY THE AUTHORITY OF THE

CITY OF PEKIN

EASIER GROUNDS MANAGEMENT

At 109 MAPLE ST in the City of PEKIN, ILLINOIS 61554

has this day been duly registered as a LICENSED BUSINESS and is authorized to engage in business within the City of Pekin.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of said City to be hereunto affixed,

at Pekin, this day of 03 April, 2024.

Business Owner:

EASIER GROUNDS MANAGEMENT
EASIER GROUNDS MANAGEMENT
109 MAPLE ST PEKIN, IL 61554

License Fee:	**$0.00**
Effective Date:	**4/3/2024**
Expiration Date:	**4/30/2025**

ATTEST:

Sue M. McMillan

CITY CLERK

Mary J Burress

MAYOR

TO BE POSTED IN A CONSPICUOUS PLACE

NON-TRANSFERABLE

PROPERTY SERVICES LLC
PEKIN, IL

March 18, 2025

ATTN: RFP Review Committee

RE: 2025 Mowing RFP

To Whom it may concern,

Thank you for the opportunity to submit a bid for the 2025 mowing RFP. I am excited about the possibility of working with the City of Pekin to help maintain and enhance the appearance of our community.

My name is Tristan Reeise, and I am the owner and operator of Grit Property Services LLC. As a lifelong Pekin resident, I take great pride in serving my hometown and have built my company within this community. Grit Property Services specializes in residential lawn care, property cleanups, light landscaping, and small handyman repairs. While we have done some work in the commercial mowing sector, we are eager to expand in this space. Our strong work ethic and commitment to quality will bring a dedicated and detail-oriented approach to commercial property maintenance.

Over the past three years, my business has grown primarily through word-of-mouth referrals. I have worked closely with local realtors to prepare properties for showings, provide emergency cleanups after storms, and complete light landscaping and general handyman tasks. My reputation for honest pricing and a strong work ethic has been key to my success and continued growth.

I personally handle all work that Grit Property Services takes on and do not use subcontractors. Currently, I do not have employees, and as a sole owner LLC, I am not required by law to carry workers' compensation insurance. This hands-on approach allows me to maintain the highest level of quality and accountability. While this philosophy sometimes means turning down work to ensure I can meet my own standards, I believe in focusing on what I do best and never overcommitting.

With this approach, I am confident that Grit Property Services LLC would be a valuable partner for the City of Pekin. I appreciate the opportunity to submit this proposal and look forward to the possibility of working together.

Best regards,

Tristan Reeise
Owner/Operator
Grit Property Services LLC

Exhibit B

Proposal Form

Contact Information

Company Name: Grit Property Services LLC **Email:** gritpropertyservices@gmail.com

Address: 328 S. 4th Street, Suite A **Phone:** (309)-417-4790

Primary Contact: Tristan Reeise **Phone:** (309)-417-4790

Flat Cost Proposals

Please provide a cost proposal for the entire 2025 mowing season, April 15 – November 30. The contractor is not required to place a cost proposal on every district. Only provide cost proposals for any combination of the districts that align with the contractor's capabilities.

District 1	$ /yr
District 2	$ /yr
District 3	$ /yr
District 4	$ /yr
District 5	$ 17,800.00 /yr
District 6	$ 7,800.00 /yr
District 7	$ 5,500.00 /yr

Time and Materials Cost Proposals

Please provide an hourly rate for time and material (T&M) to be completed as it is described within the RFP. As a reminder, time and material work is not guaranteed.

Time & Materials Hourly Rate	$ 65.00 /hr

Supplementary Work

The City may require mowing and landscape maintenance work from time to time that is out of the scope of this RFP. Would you like to include your Time & Materials hourly rate listed above as an official quote for this supplementary work? This question has no effect on review of the RFP.

Yes ☑ No ☐

Qualifications and Experience

Please provide a short description of the contractor's qualifications and experience that clearly demonstrates ability to perform all obligations under this RFP. Prior commercial mowing experience is strongly preferred. Additional sheets may be attached.

As a Pekin native, I have owned and operated my own residential mowing business for three years. I have worked with multiple realtors in the area, offering landscaping, mowing, and lawn clean-up services. My experience includes providing mowing and landscaping services for multi-family residential properties in Pekin, along with occasional handyman and painting jobs through PMR Services.

Equipment

Please provide a short description of the contractor's equipment to be utilized in performing services for the City.

Zero turn riding mower with bagging capability, multiple lawn tractors, commercial push mowers with bagging capability, commercial edger, commercial weedeater, commercial blower, commerical chain and pole saw, access to various-sized trailers, Ford 515 tractor with backhoe and bucket, refuse disposal site.

Subcontractors

Please provide a list of subcontractors that will be utilized.

None. I take pride in overseeing and managing my own work.

References

Please provide up to three professional references: name, email, and phone number.

Maryann Ladendorf ; maryannladendorf@gmail.com; 309-241-5610

PMR Services LLC; Patrick Rademaker; 1pmrservices@gmail.com; 309-267-2338

Darold Hogue; mardar1@aol.com; 309-635-7715

Attachments

Please attached the following documentation for contractor and all subcontractors:

- Certificate of liability insurance (must not be expired)
- Automobile/mowing equipment insurance (must not be expired)
- Proof of statutory worker's compensation coverage under Illinois law

Submittal

By submitting this proposal form, you hereby proclaim that the submitted information is truthful and accurate and that cost proposals submitted will be honored throughout the entire season. You also acknowledge that your proposal is not a binding contract but that you are willing and able to enter into a binding contract with the City under materially the same terms as described in this RFP and in your proposal.

Name: Tristan Reeise

Title: Owner/Operator

Signature: Tristan Reeise

GRITPR0001 ARIES

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Unland Insurance & Benefits - East Peoria
823 W Camp ST
East Peoria, IL 61611

CONTACT NAME: Brenda Decker
PHONE (A/C, No, Ext): (309) 642-6862 FAX (A/C, No): (309) 642-6862
E-MAIL ADDRESS: bdecker@unland.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Pekin Insurance Company	24228
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Grit Property Services LLC
328 South 4th Street
Pekin, IL 61554

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR			006485623	3/17/2025	3/17/2026	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 1,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 1,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	X ANY AUTO			006485625	3/17/2025	3/17/2026	BODILY INJURY (Per person)	$ 1,000,000
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$ 1,000,000
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$ 1,000,000
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED / RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Property			006485623	3/17/2025	3/17/2026		

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
City of Pekin is additional insured as required by written contract or agreement.

CERTIFICATE HOLDER

City of Pekin
111 S. Capitol St.
Pekin, IL 61554

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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The Commission may issue a work-stop order on an employer that has been found to have knowingly failed to provide insurance. The employer must then stop all business operations until it provides proof of insurance.

Statute: Section 4(d)

I am a sole proprietor/business partner/corporate officer/member of a limited liability company. Do I have to buy w.c. insurance?

The short answer is no, but the full answer is a bit longer. In summary, sole proprietors * and business partners may elect to come under the Act or they may choose not to.

There is a twist, though, in Section 3 of the Act. It provides that employees who engage in extra hazardous * occupations must be covered under the law--but then subsections 3(17) and 3(20) allow sole proprietors, corporate officers, business partners, and members of limited liability companies to opt out.

In summary, if you are a sole proprietor, business partner, corporate officer, or member of a limited liability company, and...

... you want to come under the Act, you must purchase insurance for yourself to be covered for a work-related injury or illness.

... you don't want to be covered, and you have an insurance policy for other employees, you must notify your carrier in writing of your intention to opt out, following the instructions in Section 3(17)(b).

* If your company is in the construction business, trucking business operating at a construction site, or other extra hazardous occupations, you should be aware that new law (see 820 ILCS 185, **Employee Classification Act**) requires that, in almost all instances, you must obtain insurance.

Also, a recent decision by the Illinois Supreme Court, **Roberson v. Industrial Commission**, states that referring to a trucker as an independent contractor, even in a written lease agreement, does not remove the trucking company's obligation to provide workers' compensation insurance for those drivers.

Contact the Insurance Compliance Unit, an attorney, or a C.P.A. for more information concerning these businesses.

The Commission does not have an opt-out form and does not require individuals to use an opt-out form.

Website: https://iwcc.illinois.gov/about/insurance.html#faq-item-faq-0-4
Date obtained: 3/18/25

City of Pekin

Business Registration
Copy of Application

Reference #:	BUS-2025-00022	**Application Date:**	3/3/2025 8:38:30 PM

Business Details

Registration Type:	New	**Business Name:**	Grit Property Services LLC
Phone #:	(309) 417-4790	**Business Category:**	General Business License
Address:	328 S 4TH ST	**Suite/Unit #:**	A
Block:	231	**Lot:**	A,9
Square Feet:			
Description:	Residential and commercial lawn care and property management		

Applicant Details

Name: Tristan Reeise
Phone #: (309) 417-4790
Email: gritpropertyservices@gmail.com
Address: 328 S. 4th St, Suite A
City, State, ZIP: Pekin, Il, 61554

Business Owner Details

Name:	Tabitha Reeise	**Address:**	328 S. 4th St, Suite A
City, State, ZIP:	Pekin, Il, 61554		
Phone #:	(309) 202-7679	**Email:**	tabithareeise@gmail.com

Additional Owner Details

Name	Title	Address	Phone #	Email
Tristan Reeise	Owner/Manager	328 S. 4th St, Suite A, Pekin, Il 61554	(309) 417-4790	gritpropertyservices@gmail.com

Registered Agent Details

Name:
Phone #:
Email:
Address:
City, State, ZIP: , ,

Fee Schedule:

Fee Due: $0.00

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/19/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER

PRESTON INSURANCE AGENCY ILLINOIS, LLC
2000 Pioneer Pkwy., Suite 18A
Peoria, IL 61615

CONTACT NAME: Jenn Pelosi
PHONE (A/C, No, Ext): 309-688-0644 FAX (A/C, No): 309-688-6626
E-MAIL ADDRESS: jpelosi@myprestoninsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Indiana Farmers Insurance	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Carmody Lawn Service Inc.
211 S. Fourth St.
Dunlap, IL 61525

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY / PRO-JECT / LOC OTHER:	Y		CPP1018874	03/01/2025	03/01/2026	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY	Y		CAP1012054	03/01/2025	03/01/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	X UMBRELLA LIAB / OCCUR EXCESS LIAB / CLAIMS-MADE DED / RETENTION $	Y		CUP1003911	03/01/2025	03/01/2026	EACH OCCURRENCE	$ 1,000,000
							AGGREGATE	$ 1,000,000
								$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WCP1008786	03/01/2025	03/01/2026	X PER STATUTE / OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Email: zach.carmodyservices@gmail.com

City of Pekin
111 S. Capitol St.
Pekin, IL 61554

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Exhibit B

Proposal Form

Contact Information

Company Name: Carmody Lawn Services, Inc **Email:** zach.carmodyservices@gmail.co

Address: 211 S. Fourth St. Dunlap, IL 61525 **Phone:** 309 740 5700

Primary Contact: Zach Reeder **Phone:** 309 621-1906

Flat Cost Proposals

Please provide a cost proposal for the entire 2025 mowing season, April 15 – November 30. The contractor is not required to place a cost proposal on every district. Only provide cost proposals for any combination of the districts that align with the contractor's capabilities.

District 1	$ 14,485.00	/yr
District 2	$ 33,486.73	/yr
District 3	$ 14,400.00	/yr
District 4	$ n/a	/yr
District 5	$ n/a	/yr
District 6	$ 3,240.00	/yr
District 7	$ n/a	/yr

Time and Materials Cost Proposals

Please provide an hourly rate for time and material (T&M) to be completed as it is described within the RFP. As a reminder, time and material work is not guaranteed.

Time & Materials Hourly Rate	$ 70.00 /hr

Supplementary Work

The City may require mowing and landscape maintenance work from time to time that is out of the scope of this RFP. Would you like to include your Time & Materials hourly rate listed above as an official quote for this supplementary work? This question has no effect on review of the RFP.

Yes ☑ No ☐

Exhibit A
Properties and Locations

Address	Name	Description	Frequency
District 1	District 1		
Broadway and Court	6 Islands	Church Parking Lot-Corner Lots	Bi-Weekly
Sheridan (West End)	Sheridan Dead End	Dead End	Bi-Weekly
	Sommerset-Jane	Corner Lot	Bi-Weekly
	Sommerset at Chestnut	Small Lot Across From Ameren Plant	Bi-Weekly
111 S. Capitol	City Hall	City Hall	Weekly
Riverfront	River	Lot in between Bridge-River Front Side Hills	Bi-Weekly
8th St. Medians	8th St. Medians	Market N 8th-State-N 8th Willow N 8th	Bi-Weekly
417 Ann Eliza St	North O'Reillys Parking Lot	Right Of Way	Bi-Weekly
Court St. & Capitol St.	Empty Lot	Empty Lot	Bi-Weekly
Margaret St.	Ace Liquor	Medians Beside Ace Liquor	Bi-Weekly
District 2	District 2		
Sheridan Road	Cell Tower	Along tree line and empty lot	Bi-Weekly
1810 N 8th St	War Veterans Cemetery	Full mow, trim and grass removal. Weekly schedule and special holidays.	Weekly
	War Veterans Memorial	Entry Way	Weekly
	Kennedy Dr.	Kennedy Dr. Right of Way and Median	Weekly
Pekin Sign	Route 29	Medians and Pekin Sign	Bi-Weekly
Route 98	Route 98	Medians and corner lot	Bi-Weekly
1508 Edgewater Dr	Dump	North Treatment Plant	Bi-Weekly
Velde Dr.	Velde Dr.	2 Medians Velde Dr. East/Westside to Lakecrest Dr.	Bi-Weekly
Sheridan Dr	Sheridan Guard Rail	Right Of Way	Bi-Weekly
Broadway St	Broadway to Veterans Dr.	West Side Tree Line	Bi-Weekly
E Route 9/Court St.	Egg Ranch Rd.	5 Swipes at "Welcome" Sign Only and 2 Medians	Bi-Weekly
	CEFCU Pond	Inside and Outside of the Fence (Excluding the Outside Fence Line on East Side)	Bi-Weekly
St. Johns Ave.	St. Johns Ave.	Right of Way to Dead End	Bi-Weekly
Right of Way to Veterans Dr.	14th St.	Guard Rail/ East Side to Veterans Dr.	Bi-Weekly
	Coal Miners	Right of way East Side Tree Line	Bi-Weekly
Sherdian Rd. Hill	Sheridan	From Sheridan and Parkway to Golf Course Along Tree Line	Bi-Weekly
District 3	District 3		
10th Royal ave	Royal Ave.	Schnucks Sign	Bi-Weekly
Davis street		Dead end	Bi-Weekly
Derby Street	Derby Pond	Lot Next to Derby Pond	Bi-Weekly
Riverway Dr.		Riverway Right of Way	Bi-Weekly
	Washington Mechanic	2 Empty Lots	Bi-Weekly
Hanna Dr	Hanna Dr.	Right of way	Bi-Weekly
3rd St.	3rd St.	Along tracks toTazewell County Jail/Median at 2nd and 3rd St. and Side of Appliance Store Along the Tr	Bi-Weekly
Fast Dragon/3rd St.	Welcome Sign	"Welcome" Sign and Right of Way/Lot Behind Pekin Animal Hospital	Bi-Weekly
120 St. Mary St.	Colson Building	Front and Back of Building	Bi-Weekly
200 S 2nds St	DMV	Lot at Cynthia and 3rd St. Lot at Sabella and 3rd St.	Bi-Weekly
349 Sabella	Empty Lot	Across from Library	Bi-Weekly
Main St.	Main St.	Empty Lots Front and Back-Main St. Cynthia St. Through Mary St.	Bi-Weekly
District 4	District 4		
Veterans Dr.	Veterans Dr.	Menards to Guard Rail on Veterans Dr.	Bi-Weekly
Veterans Dr.	ROW	ROW from Guard Rail to Sherdian Rd.	Bi-Weekly
Route 29	Industrial Park	Hanna Dr. to Industrial Park Until Koch St. Including the Median off of Enterprise Dr.	Bi-Weekly
Route 29 ROW	Route 29	Route 29 & Koch St. ROW Along Railroad Tracks until The Bait Shop	Bi-Weekly
5th St.	5th St. ROW	5th St. (at Deerfield Dr.) ROW to Veterans Dr.	Monthly
Parkway Lot		Parkway Dr. Lot Before Sheridan Rd.	Bi-Weekly
District 5	District 5		
Park Ave. Medians	Park Ave.	5TH to 13TH 8 Medians	Weekly
Kiwanis Club Right of Way	West Shore Dr.	Across From Stadium Off of Court St. and West Shore Dr.	Bi-Weekly
Valle Vista Blvd. and Court St	Valle Vista Blvd. Medians	Medians	Bi-Weekly
District 6	District 6		
Pekin Library	Library	Pekin Library	Weekly
District 7	District 7		
Front Street	Waste Water Plant	WWTP	Bi-Weekly

Qualifications and Experience

Please provide a short description of the contractor's qualifications and experience that clearly demonstrates ability to perform all obligations under this RFP. Prior commercial mowing experience is strongly preferred. Additional sheets may be attached.

See attached

Equipment

Please provide a short description of the contractor's equipment to be utilized in performing services for the City.

See attached

Subcontractors

Please provide a list of subcontractors that will be utilized.

not applicable

CARMODY
Lawn Services
309.740.5700

City Of Pekin
111 S Capital Street
Pekin, IL 61554

Service Location:
Veterans Cemetery

2025 Service Agreement

Services	Scope of Work	# Of Occurrences	Price Per Visit
Fertilizing	Fertilizing and weed control for all turf areas This is a 5-step in-house application process.	5	$218.00 /per application
		Annual Total for all applications at all service location:	$1,090.00

All services are provided by Carmody Lawn Services, Inc. and will be billed at the end of each month. Payments for these services are due within 60 days of the invoice date. A late service fee of 3% per month will be charged on any unpaid balance over thirty (30) days. A service Charge of $25.00 will be charged for any returned check. Should it become necessary to bring an action to collect amounts due under this agreement, you agree to pay all costs of such collection including, but not limited to, any outside counsel, in-house counsel, paralegal or other professional fees and court costs.

Fuel Surcharge: Carmody Services has the right to charge the client a fuel surcharge should the cost of fuel be $4.30 per gallon or more during the contractual period.
This agreement is in effect for the 2025 season. Either party can cancel the contract at any time, for any reason, with 30 days written notice.
By signing below, City of Pekin agrees to the prices and stipulations listed above.

City of Pekin Date

CARMODY
Lawn Services
309.740.5700

City Of Pekin
111 S Capital Street
Pekin, IL 61554

Service Locations: 4 Total Locations

Fire Station #1	Fire Station #2	Fire Station #3	City Hall
3232 Court Street	1000 N. 14th Street	272 Derby Street	111 S. Capital Street
Pekin, IL 61554	Pekin, IL 61554	Pekin, IL 61554	Pekin, IL 61554

2025 Service Agreement

Services	Scope of Work	# Of Occurrences	Price Per Visit
Fertilizing	Fertilizing and weed control for all serviced turf areas at all 4 service locations listed above. This is a 5-step in-house application process.	5	$499.00 /per application
		Annual Total for all applications at all service locations:	$2,495.00

All services are provided by Carmody Lawn Services, Inc. and will be billed at the end of each month. Payments for these services are due within 60 days of the invoice date. A late service fee of 3% per month will be charged on any unpaid balance over thirty (30) days. A service Charge of $25.00 will be charged for any returned check. Should it become necessary to bring an action to collect amounts due under this agreement, you agree to pay all costs of such collection including, but not limited to, any outside counsel, in-house counsel, paralegal or other professional fees and court costs.

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This agreement is in effect for the 2025 season. Either party can cancel the contract at any time, for any reason, with 30 days written notice.
By signing below, City of Pekin agrees to the prices and stipulations listed above.

City of Pekin Date

CARMODY
Lawn Services
309.740.5700

City Of Pekin
111 S. Capital Street
Pekin, IL 61554

Service Location:
Sanitation District

Quote

- Treat all areas around tanks, and all gravel/rock areas with weed control spray
- 1 time service for 2025 season.

Total: $1,960.00

Terms of Contract:

- All work will be completed by Carmody Lawn Services, Inc. and will be done to the best of our abilities.
- Invoices will be sent out at the end of each month and given 30 days' billing. Any balance not paid within 30 days will be subject to a 3% late fee each month payment is not received.

Acceptance by City of Pekin Date

211 S. Fourth St. • Dunlap, IL 61525
Office: 309-740-5700 | samantha.carmodyservices@gmail.com

Carmody Lawn Services, Inc.

211 S. Fourth St. Dunlap, IL 61525 | 309-740-5700 | zach.carmodyservices@gmail.com

City of Pekin

111 South Capitol

Pekin, IL 61554

RE: Experience and Qualifications

Carmody Services has been in business since 1999. Zach Reeder, owner, acquired the business in 2019, changing the name to Carmody Lawn Services, Inc. Our office is based out of Dunlap, Il and we service the surrounding areas. We are fully licensed and insured.

We have expanded over the past few years to provide a range of services varying from mowing and lawn maintenance, fertilization, aeration and overseeding, snow removal, general construction, pressure washing, gutter cleaning, concrete work, grading, commercial janitorial services and more. We take pride in hiring and maintaining a diverse workforce who takes pride in their work and provides great customer service.

We have serviced many similar accounts to the City of Pekin such as the following: Chillicothe Park District (since April of 2020), City of Peoria (since May of 2020), Dunlap CUSD (since April of 2020) and numerous Morton Community Bank locations (since May of 2019) - just to name a few. We also work with numerous property management companies to service their properties as well. In addition, we have acquired many commercial and residential properties over the years that we continue to maintain great relationships with.

Please feel free to reach out with any questions or concerns. Thank you for your time and consideration.

Sincerely,

Zach Reeder, Owner

Carmody Lawn Services, Inc.

211 S. Fourth St. Dunlap, IL 61525 | 309-740-5700 | zach.carmodyservices@gmail.com

City of Pekin

111 South Capitol

Pekin, IL 61554

RE: Project Understanding

As stated in the RFP, Carmody Lawn Services, Inc. understands that the dates of the contractual obligation will begin April 15th, 2025, through November 20th, 2025. The work that will be completed will include weekly mowing of all established grass and vegetation at each location. Mowing and trimming will be done to the referenced height and completed around all structures, walks, trees, parking areas, sidewalks, etc. and will be done in a professional manner to maintain a neat appearance. All trash and debris will be removed prior to mowing and all clippings will be blown off the sidewalks, walkways, driveways, trails, etc.

Zach Reeder, owner, will oversee these properties if awarded and use his best discretion when mowing during hot dry periods as well as during rain periods for locations that hold moisture. He is aware that any damage done accidentally will be the full responsibility of Carmody Lawn Services, Inc. and will be resolved within 30 days after damage occurs.

All payments from the City of Pekin will be made in 8 equal payments from April to November, once all work has been completed in a satisfactory manner. Time and material projects will be billed separately. Carmody Lawn Services, Inc., understands there will be $300 per hour (minimum of 1 hour) deducted if missed mowing is completed by City personnel.

Zach Reeder has read and understands the RFP in full and will follow all rules and guidelines set by the City of Pekin.

CARMODY
Lawn Services
309.740.5700

Mowing Equipment List

2021 Red Equipped Ex Mark 60" Zero Turn
2024 Red Equipped Ex Mark 72" Zero Turn
2023 Red Equipped Ex Mark 144" Zero Turn - Diesel
2020 Red Equipped Ex Mark 96" Zero Turn
(2)- 2020 Red Equipped Ex Mark 72" Zero Turn
2020 Ex-mark 36" Stariss
(3)- 2019 Toro 36" Grandstand
(2) -2019 Red equipped Ex-mark 60" Zero Turn
(2) - 2019 Red equipped Ex-mark 72" Zero Turn
2018 Red equipped Ex-mark 72" Zero Turn
2018 Lazer ultra cut 60"
2015 Lazer Ultra cut 60" Zero Turn
2022 Toro 52" stand on mower
2022 Ex-Mark 52" stand on mower
2018 UTV with Sprayer
2020 Kubota Tractor L4701 W/ Attachments
2020 SVL 95- 2s Kubota Track loader 72" Forestry mower
2019 SSV 65 Kubota Wheel Loader 72" Forestry Mower
32" Walk Behind Ex-Mark Push Mower
(4)- 21" Toro Walk behind Push Mowers
(6) – Recycler 21" push mowers
(2) – 140cc 21" Craftsman Push mower
(14) - FS 56 Rc STIHL Trimmers
(5)- FS 76 STIHL Trimmers
(2)- Echo PB770-t
(4)– BR 700 STIHL Backpack Blowers
(4) - BR 660 Stihl Backpack Blowers
(5)- BR 600 STIHL Backpack Blowers
(2) – BR 480 STIHL Backpack Blowers

211 S. Fourth Street • Dunlap, IL 61525-0132

(2)- Echo Curve Shaft Edgers
(2)- Km130R STIHL
HS-56 STIHL Bush Trimmers
HS-81t STIHL Bush Trimmers
(3) – NC- 125 Echo Bush Trimmers
Chain Saws - CS-355t, CS-303t, MS311, 2-MS660, MS170, MS361, MS291 and HT131
1993 GMC 3500 HD 30' Lift Truck
2019 Kubota M6-141 Front Wheel assist Tractor
2020 SVL 95-2S Kubota Skidsteer
2020 R165 Gehl Skidsteer
2019 SVL 75-2 Kubota Skidsteer
2019 SSV 65 Kubota Skidsteer
2019 Toro Dingo TX-1000
2017 Toro Dingo TX-1000
1986 1 ton 6.2L GMC Dump Truck
1998 Chevy Truck ¾ Ton (Green)
1998 GMC Truck ¾ Ton (Red)
1999 GMC ¾ Ton (Green)
1999 GMC Truck ¾ Ton (Blue)
1999 Chevy 1 ton Dump Truck
2000 Chevy 1500 Sliverado
2000 Chevy 2500 Sliverado
2001 International 4700 Dump Truck
2002 Dodge Ram 2500
2005 Chevy 2500 Sliverado HD
2008 Toyota Tundra
2008 Chevy 1500 Sliverado
2008 Chevy 2500 Sliverado HD
2011 Chevy 2500 Sliverado HD
2012 Dodge Ram Heavy Duty Cummins 5500

2012 Dodge Ram Heavy Duty Cummins 4500 (Dump)
(2) 2014 Dodge Ram 3500
2015 Dodge Ram 3500
2016 Dodge Ram 2500
2018 Dodge Ram 2500
(2) - 2022 Dodge Ram 2500

CARMODY
Lawn Services
309.740.5700

References

Company: NHS Property Management

Contact Name: Jon Symmonds

Phone Number: 309-689-1700

Email: jon@nhspm.com

Company: Dunlap CUSD

Contact Name: Scott Adreon

Phone Number: 217-840-6107

Email: sadreon@dunlapcusd.net

Company: Morton Community Bank

Contact Name: Bradley Barberis

Phone Number: 309-407-3911

Email: Bradley.barberis@mortonbank.com

CARMODY
Lawn Services
309.740.5700

Staff Contacts

Primary Contact: Zach Reeder

Owner: Zach Reeder

Phone: 309-621-1906

Email: zach.carmodyservices@gmail.com

Operating Manager: Steve Carver

Phone: 309-208-7592

Email: Stevecarmodyservices@gmail.com

Billing: Megan Reeder

Email: megan.carmodyservices@gmail.com

Office: Samantha Adami

Phone: 309-740-5700

Email: Samantha.carmodyservices@gmail.com

City of Pekin Mowing Crew:

Dave Siebert

Steve Carver

Grant Wallenfang

Joe Sassman

Josh Avery

(*subject to change depending on staffing availability)

Request for Proposals

2025 Mowing, Landscaping, and Right-of-Way Maintenance

Submittals Due:

Wednesday, March 19, 2025, 5:00 PM CST

CITY OF Pekin ILLINOIS

City of Pekin
111 S. Capital Street
Pekin, Illinois 61554

Premier Landscape Services LLC.

Exhibit B

Proposal Form

Contact Information

Company Name: Premier Landscape Services LLC. **Email:** PremierlandscapesIL@Gmail.com

Address: 9106 W. Monks Ln. Mapleton IL. 61547 **Phone:** (309) 613-4065

Primary Contact: Dawson Osborne **Phone:** (309) 613-4065

Flat Cost Proposals

Please provide a cost proposal for the entire 2025 mowing season, April 15 – November 30. The contractor is not required to place a cost proposal on every district. Only provide cost proposals for any combination of the districts that align with the contractor's capabilities.

District 1	$ 41,800.00	/yr
District 2	$ 61,050.00	/yr
District 3	$ 27,175.00	/yr
District 4	$ 38,750.00	/yr
District 5	$ 11,625.00	/yr
District 6	$ 13,025.00	/yr
District 7	$ 16,550.00	/yr

Time and Materials Cost Proposals

Please provide an hourly rate for time and material (T&M) to be completed as it is described within the RFP. As a reminder, time and material work is not guaranteed.

Time & Materials Hourly Rate	$ 45 man	/hr

Supplementary Work

The City may require mowing and landscape maintenance work from time to time that is out of the scope of this RFP. Would you like to include your Time & Materials hourly rate listed above as an official quote for this supplementary work? This question has no effect on review of the RFP.

Yes ☑ No ☐

References

Please provide up to three professional references: name, email, and phone number.

Nicole Colwell NColwell@yescommunities.com (309) 613-9147

Gary Schonfeldt Gary@wheelworx.us (205) 410-5245

James Gross (815) 494-6403

Attachments

Please attached the following documentation for contractor and all subcontractors:

- Certificate of liability insurance (must not be expired)
- Automobile/mowing equipment insurance (must not be expired)
- Proof of statutory worker's compensation coverage under Illinois law

Submittal

By submitting this proposal form, you hereby proclaim that the submitted information is truthful and accurate and that cost proposals submitted will be honored throughout the entire season. You also acknowledge that your proposal is not a binding contract but that you are willing and able to enter into a binding contract with the City under materially the same terms as described in this RFP and in your proposal.

Name: Dawson Osborne

Title: Owner

Signature: [signature]

City of Pekin
Pekin 2025 Mowing
Project Approach

Premier Landscape Services LLC.
Dawson Osborne
(309) 613-4065
premierlandscapesil@gmail.com

I calculated this pricing based off of 229 days in the contract calendar. I calculated 17 mows per each bi-weekly, 32 mows for each weekly, and 8 mows for the one monthly. The Waste Water Treatment Plant was priced at 21 mows because the property tends to grow quickly all year round, so I planned an 11-day mowing cycle on it. Our approach to each district will be a crew of 4, including 2 people mowing and 2 people trimming/removing litter. The trimming crew will have a Utility Task Vehicle (UTV) set up with trash cans and trimmer mounts. The trimming crew will work ahead of the mowing crew, removing litter and debris, then circling back to trim after all litter and debris is removed. Our mowers also have trimmer mounts in the event any trimming is missed. Trimming will be done every mow, and we will spray nuisance weeds on the sidewalks and curbs monthly, or as needed. Our mowers have chute blockers, ensuring no grass is blown into the street or any landscaping, and each property will be followed up with a blower for a final cleanup. Each crew lead will have our software with detailed maps and instructions to ensure all areas are maintained properly and efficiently. Before and after pictures will be taken every mow and uploaded directly into our records.

District 1 -

City Hall is priced at 32 mows and will be bagged every mow. City Hall will also have the sidewalks, curbs, and landscaping edged every mow.

District 2 -

War Veterans Cemetery will be mowed and trimmed 32 times over the contract calendar. The grass will be bagged and trimmed every mow.

District 3 -

The entire district will be mowed and trimmed 17 times.

District 4 -

Veterans Dr. will be maintained with zero turns and utility tractors in areas that zero turns can't go. We also have a compact track loader and a brush hog to complete any parts our utility tractors can't make it.

District 5 -

Park Avenue will be mowed 32 times and will be bagged and trimmed every mow.

District 6 -

The Library will be mowed and trimmed 32 times.

District 7 -

The Waste Water Treatment Plant will be mowed and trimmed every 11 days. From previous experience, the vegetation tends to grow much faster than any other district all season long. An 11-day cycle will equate to 21 mows, and spraying will be done more frequently to ensure that the overgrowth stays well maintained.

Equipment List

Make	Year	Model	Size	Attachments	Category
John Deere	2019	Z960M	60"	Mulch Kit	Mower
John Deere	2019	Z997R	72"	Clamshell Bagger	Mower
John Deere	2021	Z970R	72"		Mower
John Deere	2023	Z930M	60"		Mower
Wright	2020	Stander B	48"	Bagger	Mower
Hustler	2022	Super 88	88"	Rear Discharge	Mower
John Deere	2020	331G	92 HP	Bucket - Grapple - Brush Hog - Mulching Head - Soil Conditioner	Compact Track Loader
Load Trail	2020	14k Dump	7x14		Dump Trailer
International	1991	4900			Dump Truck
John Deere	2021	4066M	70 HP	Brush Hog - Finish Mower	Tractor
John Deere	2024	3039R	39 HP	72" Belly Mower	Tractor
John Deere	2012	Gator			Side x Side

PREMLAN-04 ATRONE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 8/29/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Unland Insurance & Benefits - Pekin
2211 Broadway
Pekin, IL 61554

CONTACT NAME: Amber Trone
PHONE (A/C, No, Ext): (309) 642-6826 FAX (A/C, No):
E-MAIL ADDRESS: atrone@unland.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Pekin Insurance Company	24228
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Premier Landscape Services LLC
1040 S Pleasantview Rd
Trilla, IL 62469

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			006426257	4/29/2024	4/29/2025	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			006426258	4/29/2024	4/29/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 500,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED / RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			006426256	4/29/2024	4/29/2025	PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N	N/A					E.L. EACH ACCIDENT	$ 500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 500,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Premier Landscape Services LLC
1040 S Pleasantview Rd
Trilla, IL 62469

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Dusty Swell

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CLASSY GRASS
697-6575
LANDSCAPE MAINTENANCE

City of Pekin RFP 2025

Classy Grass

6501 W. Plank Rd. Peoria Il

309-697-6575

Pekin
ILLINOIS
Community. Opportunity. Home.

City of Pekin Mowing District 1

2025

Pekin
ILLINOIS
Community. Opportunity. Home.

City of Pekin Mowing District 3

2025

Exhibit B

Proposal Form

Contact Information

Company Name: Classy Grass **Email:** ops@classygrassinc.com

Address: 6501 W. Plank Rd Peoria Il. **Phone:** 309-697-6575

Primary Contact: Dan Morgan **Phone:** 309-697-6575

Flat Cost Proposals

Please provide a cost proposal for the entire 2025 mowing season, April 15 – November 30. The contractor is not required to place a cost proposal on every district. Only provide cost proposals for any combination of the districts that align with the contractor's capabilities.

5-step

Pekin Fire station $400*
(2) = $400
- (1) = $200 -
x (3) = $200 x

City Hall - $600

5 step

3 Ferts - 2 Weed control

District 1	$ 30,000	/yr
District 2	$	/yr
District 3	$ 40,00	/yr
District 4	$ ~~40,000~~	/yr
District 5	$	/yr
District 6	$	/yr
District 7	$	/yr

Time and Materials Cost Proposals

Please provide an hourly rate for time and material (T&M) to be completed as it is described within the RFP. As a reminder, time and material work is not guaranteed.

Time & Materials Hourly Rate	$ 65	/hr

Supplementary Work

The City may require mowing and landscape maintenance work from time to time that is out of the scope of this RFP. Would you like to include your Time & Materials hourly rate listed above as an official quote for this supplementary work? This question has no effect on review of the RFP.

Yes [X] No [ ]

Qualifications and Experience

Please provide a short description of the contractor's qualifications and experience that clearly demonstrates ability to perform all obligations under this RFP. Prior commercial mowing experience is strongly preferred. Additional sheets may be attached.

40th year in business, Have demonstrated a track Record with Pekin.

Equipment

Please provide a short description of the contractor's equipment to be utilized in performing services for the City.

Grass hoppers, Ventrac, skidsteers, flatbeds, trimmers blowers, Clean up tools, Tree removal, chippers, etc.

Subcontractors

Please provide a list of subcontractors that will be utilized.

N/A

References

Please provide up to three professional references: name, email, and phone number.

Carle Health - Mark Negley - 309-247-4302 Mark.Negley@carle.com

Peoria Sanitary District - Mike May - 309-213-1694

Galena Park Terrace - April Brown - 309-349-2764

Attachments

Please attached the following documentation for contractor and all subcontractors:

- Certificate of liability insurance (must not be expired)
- Automobile/mowing equipment insurance (must not be expired)
- Proof of statutory worker's compensation coverage under Illinois law

Submittal

By submitting this proposal form, you hereby proclaim that the submitted information is truthful and accurate and that cost proposals submitted will be honored throughout the entire season. You also acknowledge that your proposal is not a binding contract but that you are willing and able to enter into a binding contract with the City under materially the same terms as described in this RFP and in your proposal.

Name: Dan Morgan

Title: Owner

Signature: Dan Morgan

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/18/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Kuhl Insurance Agency, Inc.
PO Box 66
Morton IL 61550-0066

License#: 100294559
CLASGRA-01

CONTACT NAME: Tina Gilbert
PHONE (A/C, No, Ext): 309-266-7300
FAX (A/C, No): 309-266-5453
E-MAIL ADDRESS: tina.gilbert@hubinternational.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : West Bend Mutual Insurance Company	15350
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Classy Grass Of Central Illinois LLC
6105 W Plank Road
Peoria IL 61604

COVERAGES **CERTIFICATE NUMBER:** 2050499668 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:	Y	Y	B852478 00	11/3/2024	11/3/2025	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	Y	Y	B852478 00	11/3/2024	11/3/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $			B852478 00	11/3/2024	11/3/2025	EACH OCCURRENCE	$ 3,000,000
							AGGREGATE	$ 3,000,000
								$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y	B852489 00	11/3/2024	11/3/2025	X PER STATUTE OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
City of Pekin is added as an additional insured under the General Liability policy above, with respects to work performed by the Named Insured as required by written contract.

CERTIFICATE HOLDER

City of Pekin
111 South Capitol Street
Pekin IL 61554

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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EASIER GROUNDS
MANAGEMENT

Post Office Box 2, South Pekin, Illinois 61564
(309) 328-0400 | hello@easiergrounds.com | www.easiergrounds.com

Wednesday, March 19, 2025

City of Pekin, City Hall
City Clerk
Request for Proposals - 2025 Pekin Airport Mowing
111 South Capitol Street
Pekin, Illinois 61554

To Whom This May Concern,

I hope this letter finds you well. My name is Austin Moberly, and I am proud to introduce Easier Grounds Management, a trusted grounds management company serving the Pekin, Illinois, area since 1989. Originally founded by Ray Moberly and under my sole ownership since 2018, we have built a solid reputation for excellence, reliability, and outstanding client service.

Based in South Pekin, Illinois, Easier Grounds Management is fully licensed and insured. We offer a comprehensive range of services, including lawn and landscape maintenance and snow and ice management. Our team is passionate about delivering exceptional results and building long-term client relationships.

We've had the privilege of working with prominent clients in Central Illinois, including Amazon, Carle Health, City of Pekin, and Menards, along with many other commercial properties. These partnerships reflect our dedication to quality and client satisfaction.

Should you choose Easier Grounds Management, I will personally oversee the management of your properties to ensure they receive the highest level of care and attention to detail.

Enclosed, you will find a detailed proposal outlining our services, pricing, and qualifications. If you have any questions or would like more details about our services, please do not hesitate to reach out. I truly appreciate your time and consideration and look forward to the opportunity to partner with you and demonstrate the quality of our work.

Sincerely,

Austin Moberly
Production Manager

Exhibit B

Proposal Form

Contact Information

Company Name: EASIER GROUNDS MANAGEMENT **Email:** HELLO @ EASIERGROUNDS.COM

Address: PO BOX 2, SOUTH PEKIN, IL 61564 **Phone:** (309) 328-0400

Primary Contact: AUSTIN MOBERLY **Phone:** (309) 360-6598

Flat Cost Proposals

Please provide a cost proposal for the entire 2025 mowing season, April 15 – November 30.

Flat Cost	$ 46,200 /yr

Time and Materials Cost Proposals

Please provide an hourly rate for time and material (T&M) to be completed as it is described within the RFP. As a reminder, time and material work is not guaranteed.

Time & Materials Hourly Rate	$ 75 /hr

Qualifications and Experience

Please provide a short description of the contractor's qualifications and experience that clearly demonstrates ability to perform all obligations under this RFP. Prior commercial mowing experience at an airport is strongly preferred. Additional sheets may be attached.

SEE ATTACHED.

Equipment

Please provide a short description of the contractor's equipment to be utilized in performing services for the City.

SEE ATTACHED.

Subcontractors

Please provide a list of subcontractors that will be utilized.

SEE ATTACHED.

References

Please provide up to three professional references: name, email, and phone number.

SEE ATTACHED.

Attachments

Please attached the following documentation for contractor and all subcontractors:

- Certificate of liability insurance (must not be expired)
- Automobile/mowing equipment insurance (must not be expired)
- Proof of statutory worker's compensation coverage under Illinois law

Submittal

By submitting this proposal form, you hereby proclaim that the submitted information is truthful and accurate and that cost proposals submitted will be honored throughout the entire season. You also acknowledge that your proposal is not a binding contract but that you are willing and able to enter into a binding contract with the City under materially the same terms as described in this RFP and in your proposal.

Name: AUSTIN MOBERLY

Title: PRODUCTION MANAGER

Signature:

2025 - Pekin Airport Mowing

Easier Grounds Management LLC is proposing to provide lawn and landscape services to;

Client: City of Pekin
Contact: Mike Cruce, Interim Airport Manager
Phone:
Email: mcruce2@ci.pekin.il.us
Address: 111 South Capitol Street, Pekin, Illinois 61554

1. **SCOPE OF SERVICE**
   a. Easier Grounds Management acknowledges and fully understands the scope of services outlined in the "2025 Pekin Airport Mowing". This includes all service assignments, bidding instructions, and requirements detailed in the provided exhibits. We are prepared to meet all expectations set forth in the RFP (with below exception) and execute the work with professionalism, efficiency, and compliance with city regulations.
   b. We do not own a 75hp tractor with a 15' batwing mower. All proposed mowing will be completed with zero turn mowers.
2. **PROPOSED PRICING**
   a. **Flat Cost Proposal**
      i. $46,200
   b. **Time and Materials Cost Proposals**
      i. $75 Per Man Hour
3. **BUSINESS LICENSE AND INSURANCE**
   a. **Federal Employer Identification Number**
      i. 82-3465455
   b. **State of Illinois Business File Number**
      i. 06386628
   c. **City of Pekin Business License Number**
      i. BUS-2024-00038
   d. **Insurance Coverage (Provided by Cincinnati Insurance Company - Walter Brown, (309) 347-7706)**
      i. Commercial General Liability
         1. $1,000,000 Per Occurrence
      ii. Automobile Liability
         1. $1,000,000 Per Occurrence
      iii. Umbrella Coverage
         1. $2,000,000 Per Occurrence
      iv. Workers' Compensation
         1. $1,000,000 Per Occurrence
4. **STAFF**
   a. **Production Manager**
      i. Austin M., (309) 360-6598
   b. **Office Manager**
      i. Rylee M., (309) 328-0400
   c. **Field Team Members Available for City of Pekin Work (Subject to Change)**
      i. Emily M.
      ii. Zach J.
      iii. Trent J.
      iv. Ray M.
      v. Kevin M.
5. **QUALIFICATIONS AND EXPERICENCE**
   a. Easier Grounds Management is a fully licensed and insured company, providing comprehensive lawn and landscape maintenance, as well as snow and ice management services. With a team of over 10 dedicated professionals, we are committed to delivering exceptional results and fostering long-term client relationships. We have had the privilege of serving prominent clients throughout Central Illinois, including Amazon, the City of Pekin, Menards, and Sunset Plaza, along with numerous other commercial properties. These partnerships reflect our dedication to quality, reliability, and client satisfaction - a reputation we have proudly built since 1989.
   b. **Why Choose Easier Grounds Management?**
      i. Predictable and consistent service schedule for reliability and efficiency.
      ii. 24/7 weather monitoring powered by trueWeather to ensure timely and informed service.
      iii. Full-service site management, handling all aspects of property maintenance.
      iv. Fully licensed and insured, providing peace of mind and compliance with regulations.
      v. Professional, uniformed team, reflecting our commitment to excellence and professionalism.

vi. Commercial-grade equipment, ensuring efficiency and high-quality results.

6. **EQUIPMENT**
   a. **Owned Equipment**
      i. Easier Grounds Management operates a well-maintained fleet of commercial-grade equipment, including; 4 pickup trucks, 6 zero-turn mowers, 4 string trimmers, 4 stick edgers, 4 backpack leaf blowers, 2 handheld leaf blowers, and 2 loaders.
   b. **Rental Capability**
      i. Through strong relationships with multiple local vendors, we have the ability to rent any additional equipment as needed to meet project demands efficiently and effectively.
7. **SUBCONTRACTORS**
   a. Easier Grounds Management does not anticipate using subcontractors for this contract. Our experienced team and owned equipment allow us to complete all required services in-house.
   b. However, if necessary, we have established strong relationships with multiple local contractors, giving us the ability to subcontract specialized services to ensure all project requirements are met efficiently and effectively.
8. **REFERENCES**
   a. **Bianco Properties**
      i. Marci Light
         1. (309) 370-6928
         2. marci.light@comcast.net
   b. **Menards**
      i. Adam Boatman
         1. (309) 477-4028
         2. pekingeneralmanager@menards.com
   c. **The Real Estate Group**
      i. Mike Buscher
         1. (217) 553-5958
         2. mbuscher@thegroup.com

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 03/04/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Monge, Crouch & Mahoney, Inc.
1 North Seventh Street
Pekin, IL 61554

CONTACT NAME: Walter Brown
PHONE (A/C, No, Ext): 309-347-7706 FAX (A/C, No): 309-347-7705
E-MAIL ADDRESS: wbrown@mcminsure.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: CINCINNATI INS CO	10677
INSURER B: CINCINNATI INDEMNITY CO	23280
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Easier Grounds Management LLC
P.O. Box 2
South Pekin, IL 61564

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	✔ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ✔ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ✔ PRO-JECT ☐ LOC OTHER:	Y		ENP 0670296	11/11/2024	11/11/2025	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
A	AUTOMOBILE LIABILITY ✔ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			ENP 0670296	11/11/2024	11/11/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	✔ UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $			ENP 0670296	11/11/2024	11/11/2025	EACH OCCURRENCE	$ 2,000,000
							AGGREGATE	$ 2,000,000
								$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N ☐ (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		EWC 0670295	11/11/2024	11/11/2025	✔ PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Pekin is a named additional insured on the General Liability policy.

CERTIFICATE HOLDER

City of Pekin
111 South Capitol St
Pekin, IL 61554

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Easier Grounds Management LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . S

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

PO Box 2

Requester's name and address (optional)

6 City, state, and ZIP code

South Pekin, Illinois 61564

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

☐☐☐ – ☐☐ – ☐☐☐☐

or

Employer identification number

8 2 – 3 4 6 5 4 5 5

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** | **Date** 1/6/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Office of the Secretary of State

ilsos.gov

Business Entity Search

Entity Information

Entity Name	EASIER GROUNDS MANAGEMENT LLC		
Principal Address	109 MAPLE STREET PO BOX 2 SOUTH PEKIN,IL 61564		
File Number	06386628	**Status**	ACTIVE on 10-13-2024
Entity Type	LLC	**Type of LLC**	Domestic
Org. Date/Admission Date	11-15-2017	**Jurisdiction**	IL
Duration	PERPETUAL		
Annual Report Filing Date	10-13-2024	**Annual Report Year**	2024
Agent Information	AUSTIN MOBERLY 109 MAPLE ST SOUTH PEKIN, IL 61564-7523	**Agent Change Date**	10-17-2022

Services and More Information

BUS-2024-00(

Business Registration License

BY THE AUTHORITY OF THE

CITY OF PEKIN

EASIER GROUNDS MANAGEMENT

At 109 MAPLE ST in the City of PEKIN, ILLINOIS 61554

has this day been duly registered as a LICENSED BUSINESS and is authorized to engage in business within the City of Pekin.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of said City to be hereunto affixed,

at Pekin, this day of 03 April, 2024.

Business Owner:

EASIER GROUNDS MANAGEMENT
EASIER GROUNDS MANAGEMENT
109 MAPLE ST PEKIN, IL 61554

License Fee:	**$0.00**
Effective Date:	**4/3/2024**
Expiration Date:	**4/30/2025**

ATTEST:

Sue M. McMillan
CITY CLERK

Mary J. Burross
MAYOR

TO BE POSTED IN A CONSPICUOUS PLACE

NON-TRANSFERABLE

Request for Proposals

2025 Pekin Airport Mowing

Submittals Due:

Wednesday, March 19, 2025, 5:00 PM CST

City of Pekin
111 S. Capital Street
Pekin, Illinois 61554

Premier Landscape Services LLC.

Exhibit B
Proposal Form

Contact Information

Company Name: Premier Landscape Services LLC. **Email:** PremierlandscapesIL@Gmail.com

Address: 9106 W. Monks Ln. Mapleton IL. 61547 **Phone:** (309) 613-4065

Primary Contact: Dawson Osborne **Phone:** (309) 613-4065

Flat Cost Proposals

Please provide a cost proposal for the entire 2025 mowing season, April 15 – November 30.

Flat Cost	$ 42,250.00 /yr

Time and Materials Cost Proposals

Please provide an hourly rate for time and material (T&M) to be completed as it is described within the RFP. As a reminder, time and material work is not guaranteed.

Time & Materials Hourly Rate	$ 45 man /hr

References

Please provide up to three professional references: name, email, and phone number.

Nicole Colwell NColwell@yescommunities.com (309) 613-9147

Gary Schonfeldt Gary@wheelworx.us (205) 410-5245

James Gross (815) 499-6403

Attachments

Please attached the following documentation for contractor and all subcontractors:

- Certificate of liability insurance (must not be expired)
- Automobile/mowing equipment insurance (must not be expired)
- Proof of statutory worker's compensation coverage under Illinois law

Submittal

By submitting this proposal form, you hereby proclaim that the submitted information is truthful and accurate and that cost proposals submitted will be honored throughout the entire season. You also acknowledge that your proposal is not a binding contract but that you are willing and able to enter into a binding contract with the City under materially the same terms as described in this RFP and in your proposal.

Name: Dawson Osborne

Title: Owner

Signature: [signature]

Premier Landscape Services LLC.
Dawson Osborne
(309) 613-4065
premierlandscapesil@gmail.com

Airport -

I Calculated this pricing based off of 229 days in the contract calendar. Our approach will be a crew of 4 including 3 people mowing, and 1 person trimming/removing litter. The trimming crew will have a Utility Task Vehicle (UTV) setup with trash cans and trimmer mounts. The trimming crew will work ahead of the mowing crew removing litter and debris, then circling back to trim after all litter and debris is removed. Our mowers also have trimmer mounts in the event any trimming is missed. Trimming will be done every mow, and we will spray nuisance weeds as needed. Mowing will be done with the chutes aimed away from the runway at all times and will be followed up with a blower for a final cleanup. Each crew lead will have our software with detailed maps and instructions to ensure all areas are maintained properly and efficiently. Before and after pictures will be taken every mow and uploaded directly into our records.

The airport will be mowed and trimmed 24 times over the contract calendar. We will use 2 - 72" zero turns and our utility tractor with the batwing finish mower, and may upgrade to a 16' wide area mower during the season to provide a better cut quality.

Equipment List

Make	Year	Model	Size	Attachments	Category
John Deere	2019	Z960M	60”	Mulch Kit	Mower
John Deere	2019	Z997R	72”	Clamshell Bagger	Mower
John Deere	2021	Z970R	72”		Mower
John Deere	2023	Z930M	60”		Mower
Wright	2020	Stander B	48”	Bagger	Mower
Hustler	2022	Super 88	88”	Rear Discharge	Mower
John Deere	2020	331G	92 HP	Bucket - Grapple - Brush Hog - Mulching Head - Soil Conditioner	Compact Track Loader
Load Trail	2020	14k Dump	7x14		Dump Trailer
International	1991	4900			Dump Truck
John Deere	2021	4066M	70 HP	Brush Hog - Finish Mower	Tractor
John Deere	2024	3039R	39 HP	72” Belly Mower	Tractor
John Deere	2012	Gator			Side x Side

PREMLAN-04 ATRONE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 8/29/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Unland Insurance & Benefits - Pekin
2211 Broadway
Pekin, IL 61554

CONTACT NAME: Amber Trone
PHONE (A/C, No, Ext): (309) 642-6826 FAX (A/C, No):
E-MAIL ADDRESS: atrone@unland.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Pekin Insurance Company	24228
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Premier Landscape Services LLC
1040 S Pleasantview Rd
Trilla, IL 62469

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			006426257	4/29/2024	4/29/2025	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			006426258	4/29/2024	4/29/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 500,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED / RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			006426256	4/29/2024	4/29/2025	PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N	N / A					E.L. EACH ACCIDENT	$ 500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 500,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Premier Landscape Services LLC
1040 S Pleasantview Rd
Trilla, IL 62469

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Stacey Small

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PROPOSAL EVALUATION

Only complete proposals received by the due date and time will be reviewed. All proposals submitted will be public information, but a "bid opening" will not be held as this is not a sealed bid process.

The City will form a committee to evaluate the RFP submittals. The evaluation committee shall consider the following information as provided in the RFP as well as the City's prior experience with the contractor if any when evaluating submitted proposals to determine which proposal is in the best interest of the City:

1. Cost of services – lower preferred
2. Qualifications and experience of contractor and subs – more experience preferred
3. Equipment – appropriate equipment preferred
4. Use of subcontractors – fewer subcontractors preferred
5. References – better references preferred
6. Location of contractor and subs – local to Pekin preferred
7. Airfield mowing history - preferred

During this process, the evaluation committee may seek additional information from the contractor.

The evaluation committee will bring forth a recommendation at a regularly scheduled City Council meeting for approval, expected to occur on Monday, March 24, at 5:30 PM.

CERTIFICATION OF RESPONDENTS

Agency certifies by way of submittal they are not delinquent or in default of any requirements of law including payment of taxes, fees, and fines to the City of Pekin.

CITY RESERVATIONS

The City of Pekin reserves the right to:

1. Modify, waive, or vary terms of the RFP at any time, including and not limited to submission deadlines, proposal requirements, and evaluation methods.
2. Reject any or all proposals.
3. Cancel or withdraw the RFP at any time.
4. Accept the proposal which best serves the interest of the City of Pekin.

CONTRACT INFORMATION

The selected contractor(s) will be required to enter into a service agreement with the City of Pekin. Terms and Conditions included in Exhibit C will be carried forward into the service agreement.

Contractor will be paid their flat fee for service in 8 equal installments. Contractors must submit an invoice for each installment in the first week of each month starting in May and ending in December. Any charges for Time and Materials as well as deductions for fines shall be included on the regular monthly invoice but shown separate from the installment charge.

Mike Cruce, Interim Airport Manager, will be the primary contact person from the City throughout the contract term and will be responsible for ensure adherence to all contract requirements.

QUESTIONS AND COMMENTS

All questions about this request for proposals should be made in writing. Questions will only be accepted if received by 5:00 PM CST of the fourth business day prior to proposals being due. Please allow up to 48 hours for a response. Questions and responses will be sent to all known parties who intend to respond to this request for proposals. All interested parties who intend to respond to this request for proposals may make themselves known to the City for this purpose by notifying the City in writing to:

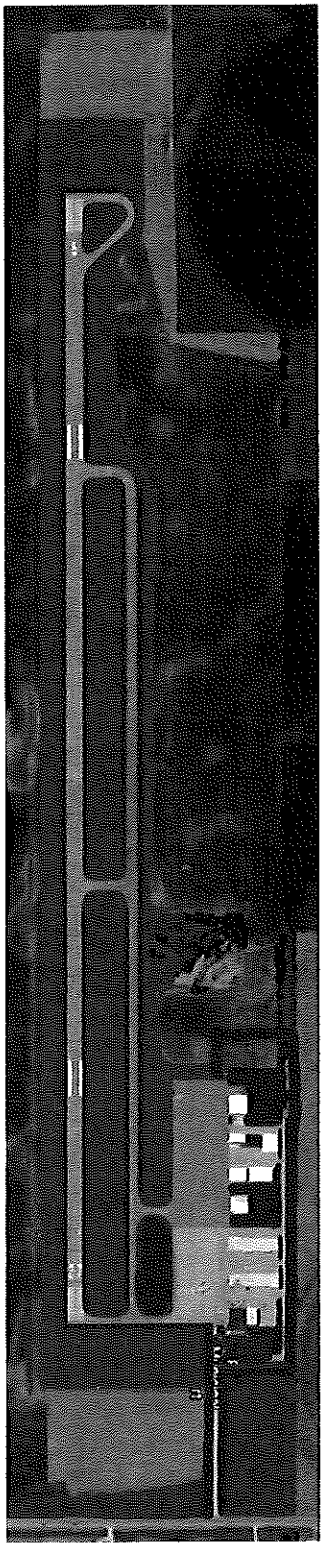
Mike Cruce
Interim Airport Manager
111 S Capitol Street
Pekin, IL 61554
MCruce2@ci.pekin.il.us

Exhibit List

Exhibit A	Airport Property
Exhibit B	Proposal Form
Exhibit C	Terms and Conditions

Exhibit A

Airport Property



Areas in Red shall be finish mowed at 3"

Areas in blue shall be batwing mowed as short as possible no more than 5"

Exhibit B

Proposal Form

Contact Information

Company Name: JIMAX Landscape LLC **Email:** jimax/jmartis@gmail.com

Address: 3545 SW JIMAX Place, Peoria IL 61605 **Phone:** 309-273-4106

Primary Contact: Jarrod Martis **Phone:** 309-273-4106

Flat Cost Proposals

Please provide a cost proposal for the entire 2025 mowing season, April 15 – November 30.

Flat Cost	$ 37460.90	/yr

*Above pricing would require storage of Deere 6125R on airport property for mowing season. Ford 260C with 15' mower could be moved in weekly, but the Deere requires a RGN semi move

Time and Materials Cost Proposals

Please provide an hourly rate for time and material (T&M) to be completed as it is described within the RFP. As a reminder, time and material work is not guaranteed.

Time & Materials Hourly Rate	$ 78	/hr

*See attached schedule A for additional pricing

Qualifications and Experience

Please provide a short description of the contractor's qualifications and experience that clearly demonstrates ability to perform all obligations under this RFP. Prior commercial mowing experience at an airport is strongly preferred. Additional sheets may be attached.

Wide acre mowing - East Peoria Sanitary District 5x/year. Roughly 50 acres hillside mowing. Tractor and hillside mower. 2017-current

Indian Creek Landfill - 2x/year 50 acre hillside mowing 2022-current

PDC 1 landfill (Reservoir) - 135 acre mowing. 2x/year 2021-2024

City of Peoria Code Enforcement - 6000 work orders per year, mowing and debris removal. 2011-current

Greater Peoria Sanitary District - 60 acre finish mowing, weekly. 2017-2021

GSE Support work for repair/engineering of various airport ground equipment, including ORD, MSP, Lousiville UPS 2014-current

See write up for additional experience and qualifications

Equipment

Please provide a short description of the contractor's equipment to be utilized in performing services for the City.

Tractor - 6125R John Deere with 15' Deere Brush Hog - 2020 Model year. 10 day-biweekly mowing of outfields

Tractor - 260 Ford New Holland with 15' Woods Finish Mower. 60 PTO horsepower. Reserve or finer finish cut machine

Numerous late model commercial mowers (qty 20) - Wright 72" 2023 Model year or newer for weekly airstrip mowing

See attached asset list for additional equipment i.e. Skid steers, semi tractors, excavators etc

Subcontractors

Please provide a list of subcontractors that will be utilized.

None. Self performance of entire contract

References

Please provide up to three professional references: name, email, and phone number.

Sie Maroon, City of Peoria Public Works smaroon@peoriagov.org 309-645-5139

Mark Piquard, EPSD Maintenance Director 309-678-6775. markp.epsd@gmail.com

Andrew Braun, Peoria County. abraun@peoriacounty.org, 309-495-5189

Attachments

Please attached the following documentation for contractor and all subcontractors:

- Certificate of liability insurance (must not be expired)
- Automobile/mowing equipment insurance (must not be expired)
- Proof of statutory worker's compensation coverage under Illinois law

Submittal

By submitting this proposal form, you hereby proclaim that the submitted information is truthful and accurate and that cost proposals submitted will be honored throughout the entire season. You also acknowledge that your proposal is not a binding contract but that you are willing and able to enter into a binding contract with the City under materially the same terms as described in this RFP and in your proposal.

Name: Jarrod Martis

Title: President

Signature:

Exhibit C

Terms and Conditions

These terms and conditions shall be for information purposes only during the RFP process. The service agreement by and between the City and each contractor shall govern. These terms and conditions are in addition to all requirements otherwise described in the RFP.

1. Rain and Property Moisture- All Contractors are encouraged to use their best discretion operating within unfavorable mowing conditions. However, contractors are not to mow areas that could be damaged by equipment due to excessive moisture. These areas are to be reported to the Airport Manager, or designee, to make scheduling accommodations.
2. Contractors shall inform themselves of all the conditions under which the work is to be performed concerning the site of the work, the obstacles which may be encountered, and all other relevant matters concerning the work to be performed under this contract.
3. The Contractor shall assume full responsibility for the actions of its employees or agents and shall repair or replace any damaged item or area of the City properties caused by the actions of its employees or agents unless said damage occurred under circumstances beyond their reasonable control as determined by the City.
4. Any damage of public or private property caused by the Contractor's operations shall be resolved with the property owner within thirty (30) days after damage occurs to the satisfaction of the City. The Contractor shall inform the City of any damage caused by the Contractor's operation on the day such damage occurs. Should the damage not be rectified within the time frame agreed upon or to the satisfaction of the City, the City reserves the right to repair or replace that which was damaged or assess the Contractor such cost as may be reasonable and related to damaged caused by the Contractor, and deduct these costs from any payment due the Contractor.
5. It is mutually understood and agreed that the Contractor shall not assign, transfer, convey, sublet, or otherwise dispose of this contract or his right, title, or interest therein, or his power to execute such contract, to any other person, firm, or corporation, without the previous written consent of an authorized representative of the City of Pekin; but in no case shall consent relieve the Contractor from his obligations or change the terms of the contract.
6. The contract may be canceled or annulled by the City in whole or in part by written notice of default to the Contractor upon nonperformance or violation of contract terms. The City of Pekin reserves the right to terminate the service at any time during the term of the contract upon thirty (30) Day written notice to the Contractor. Failure of the Contractor to deliver services within the time stipulated, unless extended in writing by the City of Pekin, shall constitute contract default.
7. Contractor shall supply cell phone numbers, daytime office numbers, and fax numbers of supervisors handling this contract. The Contractor shall return all calls within one hour of the City placing the call. On-site response time for complaints must be made within 24 hours of the initial call being made by the City. The Contractor must have clear verbal and written communication with the City. Failure to comply with the accessibility requirements shall be deemed as substandard work and will be subject to the same penalties.
8. The undersigned hereby affirms and states that the prices quoted herein constitute the total cost to the City for all work involved in the respective items. This cost also includes all proposal preparation costs, insurance, royalties, transportation charges, use of all tools and equipment, superintendent, overhead expense, inspection costs, all profits and all other work services and conditions necessarily involved in the work to be done in accordance with the requirements of the contract documents considered collectively.

9. Payment for services will be paid in 8 equal installments. Contractors must submit an invoice for each installment in the first week of each month starting in May and ending in December. Any charges for Time and Materials as well as deductions for fines shall be included on the regular monthly invoice but shown separate from the installment charge.
10. Sub-contracting – Subcontracting work as it pertains to this RFP will be allowed under the terms of the RFP, as long as the sub-contracting contractor meets all qualifications listed within the RFP. Additional sub-contractors identified after the start of the season must be approved by the Airport Manager, and will come at no additional cost to the City. Certificates of insurance must be provided to the Airport Manager for all contracting companies.

	item	year	PROPERTY	model	description					value	yrs	purchase	Status
1	1		2000 Clark st	16000 sq ft	2 acres					$48,000.00	15	Aug-15	Active
2	2		2008 Clark st	none	1.2 acres					$18,000.00	15	Dec-15	Active
			Clark 7 ac							$80,000.00		Mar-22	
3	3		3545 SW JIMAX	10000 sq ft	2.32					$145,000.00	15	Mar-18	Active
			Miller lot Clark St									May-23	
			2223 Clark St	salt storage						$155,000.00		Nov-24	
			Miller SW Adams									May-23	
									TOTAL	$291,000.00			

	item	year	TRUCKS Class 6	model	wheels	cab	engine trans	body	color	value	yrs	purchase	Status
7	7	2003	ford	F350	4x4 DRW	regular	diesel stick jarrod	pickup 8'	blue	$9,000.00	5	start	Reserve
8	4	2008	ford	F450	4x4 DRW	crew cab	diesel auto jim	pickup 8'	white	$17,000.00	5	start	Reserve
10	6	2006	ford	F350	4x4 SRW	regular	diesel auto	mechanics 9'	white	$8,000.00	5	Dec-15	Active
11	7	2004	ford	F350	4x4 SRW	extended	diesel auto columbus	flatbed 8'	blue	$7,000.00	5	Sep-15	Retired
19	14	2018	ford	F450		reg	gas auto	flatbed	white	$40,000.00	3	Mar-18	Active
20	15	2018	ford	f450		reg	gas auto	flatbed	white	$40,000.00	3	Mar-18	Active
21	16	2018	ford	f450		reg	gas auto	flatbed	white	$40,000.00	3	Mar-18	Active
		2015	ford	f250	4x4 SRW	ext	6.2L Auto	pickup	maroon	$28,000.00		May-21	Active
		2021	Ford	f450	4x4 DRW	ext	7.3L Auto	flatbed	white	$54,000.00		Apr-21	Active
		2021	Ford	f550	4x4 DRW	reg	7.3L Auto	dump, central	white	$76,000.00		Aug-21	Active
		2012	Ford	f450	2x4 DRW	reg	6.8L auto	flatbed	white	$19,000.00		Mar-21	Active
		2022	ford	f450	4x4	reg	7.3 auto	Flatbed spray	white	$70,000.00		Oct-22	Active
		2022	ford	f450	4x4	reg	7.3 auto	dump, central	white	$90,000.00		Oct-22	Active
		2022	ford	f550	4x4	reg	7.3 auto	dump, central	white	$90,000.00		Oct-22	Active
		2012	Ford	F450	4x4	reg	6.8 Auto	Dump, central	Red				Active
		2013	Ford	F350	4x4	reg	6.2 Auto	Pickup, water	White				Active
		2019	Ford	F350	2x4	reg	6.2 Auto	Service bed	White	$25,000.00			Active
		2016	Ford	F350	4x4	ext	6.2 auto	Flatbed	White	$12,000.00		Jul-24	Active
		2024	Ford	F450	4x4	reg	7.3 auto	Flatbed	White	$85,000.00		Nov-24	Active
		2013	Ford	F350	4x4	reg	6.2 Auto	Flatbed	White	$25,000.00		May-24	Active
		2023	Ford	F550	4x4	ext	7.3 auto	Water, central	white	$70,000.00		Oct-23	Active
	item	year	TRUCKS Class 6	model	wheels	cab	engine trans	body	color	value	yrs	purchase	status
22	14	2006	ford	F350	2x4 DRW	regular	diesel auto	flatbed 12'	white	$8,900.00	0		Reserve
23	15	2008	ford	F450	2x4 DRW	regular	gas auto	chassis cab	white	$10,000.00	3	Jan-16	Decomm.
24	16	2006	ford	F550	2x4 DRW	regular	diesel auto	chassis cab	white	$12,000.00	3	Jan-16	Reserve
25	17	2010	ford	F550	2x4 DRW	regular	gas auto	chassis cab	white	$15,000.00	3	Jan-16	Active
26	18	2010	ford	F550	2x4 DRW	regular	diesel auto	chassis cab	white	$15,000.00	3	Mar-17	Active
27	19	2006	ford	F250	2x4	regular	gas auto	pickup 8'	white			Jul-17	Reserve
28	20	1999	ford	F350	2x4	regular	diesel auto	chassis cab	white	$1,500.00		Jan-17	Reserve
29	21	2001	ford	F350	2x4	crew	diesel auto	chassis cab	red	$1,800.00		Jul-17	Reserve

	22	2007	Ford	F250	4x4	extended	gas auto	mechanics 9'	white	$6,000.00		Jul-19	Active
	23	2013	Ford	F550	4x4 DRW	extended	diesel auto	Flatbed 13'	white	$26,000.00		Jun-19	Active
									TOTAL	**$901,200.00**			
	item	**year**	**Class 7 Trucks**	**model**	**wheels**	**cab**	**engine trans**	**body**	**color**	**value**	**yrs**	**purchase**	**Status**
30	1	1987	ford	L8000	2x6	regular	diesel auto	dump	green	$4,200.00	3	start	Sold
31	2	1979	ford	cab over	2x6	regular	diesel auto	flatbed	red	$3,200.00	3	start	Sold
32	3	1989	ford	F800	2x6	regular	diesel manual 6sp	flatbed crane	black	$9,000.00	3	Mar-16	Active
33	4	1995	ford	L9000	3x10	regular	diesel automatic	salt bed plow	white	$5,400.00	3	Dec-16	Active winter
34	5	1995	ford	L9000	3x10	regular	diesel automatic	salt bed plow	white	$5,000.00	3	Aug-17	Active winter
35	6	2003	sterling	tandem	3x10	regular	diesel manual 6sp	dump salt plow	red	$17,500.00	3	May-17	Sold
36	7	2006	gmc	4500	2x6	regular	gas manual 6 sp	60' bucket	orange	$20,000.00	3	Mar-17	Active
	8	2012	international	8600	Tandem	Dump	Diesel manual 8 sp	dump	yellow	$26,000.00		Mar-19	Active
		2013	Ford	f750		regular	6.7 cummins manual	90' bucket	orange	$76,000.00		Oct-21	active
	9	2009							**TOTAL**	**$166,300.00**			
	item	year	**Class 8 Truck Tractor**	**model**	**wheels**	**cab**	**engine trans**	**body**	**color**	**value**	**yrs**	**purchase**	**Status**
37	1	1996	peterbilt	379	3x10	conv no sleep	Cum 13 diesel 10sp	truck tractor	blue	$0.00	3	start	SOLD 2018
38	2	2003	sterling	a9500	3x10	conv no sleep	CAT 12 diesel 10sp	truck tractor	yellow	$0.00	3	Jun-16	SOLD 2018
39	3	1998	freightliner	fld 120	3x10	conv sleep	CAT 15 diesel 10 sp	truck tractor	red	$0.00	3	Apr-16	SOLD 2019
40	4	2008	freightliner	fld 120	3x10	conv no sleep	MBE diesel 10 sp	truck tractor	white purple	$10,800.00	3	Dec-16	Reserve
41	5	2000	western star	4900	3x10	conv no sleep	CAT 12 diesel 10sp	truck tractor	white	$12,800.00	3	Feb-17	Active
42	6	2001	western star	4900	3x10	conv no sleep	CAT 12 diesel 10sp	truck tractor	white	$12,500.00	3	Mar-17	Reserve
43	7	1999	sterling	a9500	3x10	conv no sleep	Cum 13 diesel 10sp	truck tractor	white	$0.00	3	Jun-17	SOLD 2018
44	8	2015	international	prostar	2x10	conv no sleep	Cum 13 diesel 10 sp	truck tractpr	white	$125,000.00	3	Dec-17	Active
45	9	2012	international	prostar	2x10	conv no sleep	Man 13L diesel 10 sp	truck tractpr	orange	$11,900.00	3	Sep-17	PARTS
46	10	2012	international	prostar	2x10	conv no sleep	Man 13L diesel 10 sp	truck tractor	orange	$10,000.00	3	Oct-17	Retired
47	11	2012	international	transtar	2x10	conv no sleep	Man 13L diesel 10 sp	truck tractor	white	$11,000.00	3	Oct-17	Retired
			international	prostar	2x10	conv no sleep	man 13L diesel 10 sp	truck tractor	orange	$7,000.00	3	Oct 2019	Parts
		2007	Kenworth	t800		T47	CAT C12 10 sp	truck tractor	red	$40,000.00		May-21	Active
		2003	Kenworth	T800		T74	C15 18 spd		green	40000		2022	Active
		1998	Kenworth	T800		T05	N14 Red top		white	$40,000.00		Jun-22	Active
		2015	international	Prostar		R2090	ISX 15L		red	$32,000.00		Mar-22	Active
		2003	Kenworth	T800		T09	CAT C12 13 Speed		White	$45,000.00			Active
		2002	Kenworth	T800		T06	CAT C12 13 Speed		Red	$17,815.00		May-23	Active
									TOTAL	**$415,815.00**			
	item	**year**	**Class 8 Trailers**	**model**	**wheels**	**cab**	**suspension**	**body**	**color**	**value**	**yrs**	**purchase**	**Status**
48	1	2001	talbert	semi trailer	2axle DRW	35 ton	air ride	lowboy	red	$13,900.00	5	start	active
49	2	1998	fontaine	semi trailer	3axle DRW	70 ton	spring	low boy	black	$30,000.00	5	Jun-16	active
50	3	1978	rogers	semi trailer	2axle DRW	25 ton	spring	lowboy	yellow	$7,500.00	5	Apr-16	sold
51	4	2003	trailstar	semi trailer	2axle DRW	28'	spring	dump	red steel	$25,000.00	5	start	active
52	5	1974	evans	semi trailer	2axle DRW	26'	spring	dump	aluminum	$0.00	5	Apr-16	Scrap 2018
53	6	1992	hil-bilt	semi trailer	2 axle DRW	24'	spring	dump	yellow steel	$10,000.00	5	Jun-16	active

54	7	1987	dorsey	semi trailer	2 axle DRW	22'	spring	dump	red steel	$15,000.00	5	Sep-16	active
55	8	2018	east	semi trailer	2 axle DRW	28'	spring	dump	black steel	$42,000.00	5	Sep-17	active
56	9	2003	dierzen	semi trailer	2 axle DRW	22'	spring	dump	red steel	$9,800.00	5	Aug-17	active
57	10	2007	trailco	semi trailer	2axle DRW	22'	spring	dump	gray steel	$19,000.00	5	Aug-17	active
58	11	1997	trailstar	semi trailer	2axle DRW	45'	air ride	walking floor	aluminum	$17,000.00	5	start	reserve
59	12	2001	travis	semi trailer	2axle DRW	48'	spring	walking floor	aluminum	$23,000.00	5	Mar-16	active
60	13	1996	J&J	semi trailer	3axle DRW	39'	spring	dump	aluminum	$18,500.00	5	Jan-17	active
61	14	1999	ravens	semi trailer	2axle DRW	45'	spring	walking floor	aluminum	$33,000.00	5	Dec-16	sold
62	15	2018	east	semi trailer	2axle DRW	48'	spring	walking floor	aluminum	$72,000.00	5	Sep-17	active
63	16	2018	east	semi trailer	2axle DRW	48'	spring	walking floor	aluminum	$72,000.00	5	Sep-17	active
64	17	1999	usst	semi trailer	3axle DRW	37'	spring	dump	aluminum	$9,800.00	5	Sep-17	active
65	18	2019	east	semi trailer	2axle DRW	48'	spring	walking floor	aluminum	$72,000.00	5	Jan-18	active
66	19	2006	J&J	semi trailer	2axle DRW	45'	spring	walking floor	aluminum	$9,000.00		Aug-18	reserve
67	20	1996	freuhauf	semi trailer	1 axle DRW	48'	air ride	van	aluminum	$1,200.00	5	Jun-16	active
68	21	1978	freuhauf	semi trailer	2 axle DRW	45'	spring	van	aluminum	$400.00	5	Oct-16	active
		2021	MTM	semi trailer		28'	spring	dump	steel	$45,000.00		Oct-21	active
		2022	MTM			28				$47,000.00		Mar-22	active
		2022	MTM			28				$47,000.00		Mar-22	active
		2022	MTM			28				$47,000.00		Mar-22	active
		2023	East			48	spring	walking floor		$112,000.00		Dec-22	active
		2023	MTM					Dump		$52,000.00		May-23	active
		2022	East					walking floor		$80,000.00		Aug-23	active
									TOTAL	$930,100.00			
	item	year	Class 6 Trailers	model	wheels	cab	engine trans	body	color	value	yrs	purchase	Status
69	1	1990	farm	gooseneck	3axle SRW	30'	96	deck over	black	$0.00	3	start	SOLD 2017
70	2	2013	elite	gooseneck	2axle DRW	30'	96	deck over	black	$8,200.00	3	start	active
71	3	1988	holden	bumper pull	3ax3axle SRW	28'	96	deck over	red	$3,000.00	3	start	Retired
72	4		trailerman	bumper pull	2axle SRW	38'	96	equipment	black	$3,200.00	3	start	sold
73	5		cronkite	bumper pull	2axle SRW	24'	96	equipment	black	$3,800.00	5	start	active
74	6		big tex	bumper pull	2axle SRW	26'	96	equipment	black	$3,800.00	3	start	Retired
75	7		no brand	bumper pull	2axle SRW	24'	96	equipment	black	$2,800.00	3	start	Retired
76	8		no brand	bumper pull	2axle SRW	24'	96	equipment	black	$2,800.00	3	start	Retired
77	9		tow man	bumper pull	2axle SRW	24'	96	equipment	black	$3,000.00	3	Apr-16	Retired
78	10		M & M	bumper pull	2axle SRW		96	deck oover	black	$3,800.00	3	Apr-17	Retired
79	11		shur pull	bumper pull	2axlw SRW	24'	102	deck over	black	$3,000.00	3	May-17	Retired
80	12		tow master	gooseneck	2 axle SRW			dump trailer	black	$4,200.00	5	Jun-17	active
81	13	2007	royal	bumper pull	1axle SRW	6'x12'		enclosed	white	$0.00	3	start	SOLD 2017
82	14	2007	royal	bumper pull	1axle SRW	6'x12'		enclosed	white	$0.00	3	start	SOLD 2017
83	15	2016	mesa ridge	bumper pull	2axle SRW	30'			brown	$29,000.00	5	Mar-17	SOLD 2021
84	16	2018	PJ Trailer	bumper pull	2 axle SRW	24'	102	deck over	black	$5,700.00	5	Mar-18	active
85	17	2018	PJ Trailer	bumper pull	2 axle SRW	24'	102	deck over	black	$5,700.00	5	Mar-18	active
86	18	2018	PJ Trailer	bumper pull	2 axle SRW	24'	102	deck over	black	$5,700.00	5	Mar-18	active
		2020	PJ Trailer	bumper pull	2 axle SRW	24	102	deck over	black	$5,700.00		Jul-20	active
			All tilt decks not added							$52,000.00			

			2022 Chronkhite							$18,000.00			
			class 6 data imcomplete						TOTAL	$163,400.00			
	item	year	PLOWS	model	wheels	body	engine trans	body	color	value	yrs	Purchase	Status
87	1	2012	western	8-10'	wideout					$5,500.00	5	start	active
88	2	2012	western	8-10'	wideout					$5,500.00	5	start	active
89	3	2013	western	8-10'	wideout					$5,500.00	5	start	active
90	4	2012	western	8-10'	wideout					$5,500.00	5	start	active
91	5	2000	boss	8.5'	V-plow					$3,800.00	3	start	active
92	6	2000	boss	8.5'	V-plow					$3,800.00	3	start	active
93	7	2004	western	8.5'	ultramount	white drw				$3,200.00	3	start	active
94	8	2000	western	8.5'	ultramount					$2,800.00	3	start	active
95	9	1999	western	7.5"	unimount	mexican truck				$2,000.00	3	start	active
96	10	2010	western	7.5'	HTS					$2,000.00	3	start	active
97	11	1999	glendall	10'	highway plow	ford L8000				$4,200.00	3	start	active
98	12	2000	meyer	9'	central hyd	yellow dump				$2,800.00	3	start	active
100	13	2000	boss	9'	central hyd	red dump				$2,800.00	3	start	active
101	14	2000	fisher	9'	central hyd	white dump				$2,800.00	3	start	active
102	15	2012	protec	8'	boxplow					$2,800.00	3	start	active
103	16	2014	veterans	8'	boxplow					$1,700.00	3	start	active
104	17	1995	highway	12'	highway plow	ford L9000				$4,200.00	3	Aug-17	active
105	18	1995	highway	12'	highway plow	ford L9000				$4,200.00	3	Dec-16	active
106	19	2003	highway	10'	highway plow	sterling				$4,200.00	3	May-17	active
107	20		boss	9' 2"	V-plow					$2,500.00	3	Oct-16	active
108	21		boss	9" 2"	V-plow					$1,000.00	3	Nov-16	active
109	22		boss	8" 6"	V-plow					$1,500.00	3	Nov-16	active
110	23		boss	9'	straight					$1,800.00	3	Nov-16	active
		2019	boss	9'2"	V-plow					$4,800.00		Nov-18	active
			boss	9'2"	Stainless V					$3,200.00		Nov-18	active
111	24		boss	10'	straight					$2,000.00	3	Nov-16	active
112	25		western	8'	Vbox Salter	stainless	stryker	electric		$6,400.00	3	Dec-17	active
113	26		western	11'	Vbox Salter	stainless		gasoline		$750.00	3	Jan-19	active
114	27		western	11'	Vbox Salter	stainless		gasoline		$1,500.00	3	Jan-19	active
115	28		salt dog	8'	Vbox Salter	stainless		gasoline		$900.00	3	Nov-18	active
116	29		meyer	8'	Vbox Salter	poly		electric		$900.00	3	Oct-17	active
			2021 PLOWS MUST ADD	2023/2024 plows	023 Snow rators								
			2021 salters add	2022 salters add	2023 Plows add					$120,000.00			
			2022 plows add	2022 snow rators	2024 plows add				TOTAL	$216,550.00			
	item	year	MOWERS	model	wheels	body	engine trans	body	color	value	yrs	purchase	status
117	1	2013	Toro	grand stand	54"		gas			$6,500.00	5	start	reserve
118	2	2006	Toro	zero turn	60"		diesel			$6,000.00	5	start	reserve
													reserve
119	3	2005	Toro	zero turn	60"	repower	gas			$4,500.00	3	start	reserve

120	4	2005	Toro	zero turn	48"		gas			$3,000.00	3	start	reserve
121	6	2011	Toro	grand stand	54"		gas			$4,500.00	3	start	reserve
122	7	2009	Toro	grand stand	54"		gas			$3,800.00	3	start	reserve
123	8	2000	Toro	proline	54"	repower	gas			$2,000.00	3	start	reserve
124	9	1999	Toro	proline	48"		gas			$1,800.00	3	start	reserve
125	10	1999	Toro	proline	42"	repower	gas			$1,800.00	3	start	reserve
126	11	1999	Toro	proline	36"		gas			$1,875.00	3	start	reserve
127	12	2012	Toro	push mower	commercial		gas			$1,500.00	3	start	reserve
128	13	2008	Toro	push mower	professional		gas			$500.00	3	start	reserve
129	14	2015	Toro	grand stand	54"		gas			$3,500.00	3	Apr-17	reserve
130	15	2015	Toro	grand stand	54"		gas			$3,500.00	3	Apr-17	reserve
131	16		Gravely	z turn	60"		gas			$4,500.00	3	Sep-16	reserve
132	17		Toro	ground master	72"		diesel			$4,500.00	3	May-16	reserve
133	18		Toro	ground master	60"		gas			$1,000.00	3	Jul-16	reserve
134	19		trackless	high pivot 115 hp	15' WAM		diesel			$9,000.00	3	Apr-17	active
135	20	20`3	toro	grandstand	52		gas			$2,800.00		Jul-17	reserve
136	21	2013	toro	grandstand	52		gas			$2,800.00		Jul-17	reserve
137	22	2013	toro	grandstand	52		gas			$2,800.00		Jul-17	reserve
		2016\	toro	grand stand	52		gas			$4,000.00		Jul-19	reserve
138	23	2014	toro	grandstand	52		gas			$1,800.00		Sep-18	reserve
		2006	woods	15' WAM pull			counted below, implements						
	24	2010	Deweze	ATM72 slope	72"		diesel			$7,500.00		Mar-19	Active
			wright 61 zk	2022			37 hp gas			$16,500.00			Active
			wright 61 zk	2021			37			$16,500.00			Active
			wright 61 zk	2021			37			$16,500.00			Active
			wright 61 zk	2019			32 hp gas kohler			$16,500.00			Active
			wright 72 zk	2022						$18,000.00			Active
			wright 72 zk	2022						$18,000.00			Active
			wright 72 zk	2013			37 hp gas			$16,500.00			Active
			Deweze 144	2012	144"		94 hp diesel			$16,500.00			Active
			kut kwik	2018	72		36 diesel			$16,500.00			Active
									TOTAL	$236,975.00			
	item	year	CONSTRUCTION	model	wheels	body	engine trans	body	color	value	yrs	purchase	status
139	1	2013	Caterpillar	316E	excacator					$136,000.00	7	Dec-18	active
140	2	2014	Caterpillar	316E	excavator					$142,000.00	7	Dec-16	active
		2015	Caterpillar	316E	excavator					$162,000.00		Dec-20	active
		2020	Caterpillar	326F	Excavator					$224,000.00		Jan-23	active
141	3	2013	Caterpillar	289C2	track loader					$38,000.00	7	start	active
142	4	2018	Caterpillar	299D2XHP	track loader					$89,000.00	7	Nov-17	active
143	5	2013	Caterpillar	259B3	track loader					$39,870.00	7	start	active
144	6	2016\	Caterpillar	930 K	wheel loader	medium				$112,000.00	5	Dec-18	active
		2018	Caterpillar	950M	wheel loader					$154,000.00		Mar-22	active
		2023	Caterpillar	259D2	MTL					$62,500.00		Jun-23	active
		2004	Caterpillar	D6N	Dozer					$48,500.00		Jul-22	active

		2022	Caterpillar	259D2	skid					$60,000.00		Jun-22	active
		2017	Caterpillar	908M	wheel loader					$40,000.00		Nov-24	active
		2017	John Deere	6125M	tractor					$94,000.00		May-22	active
145	7	2009	Bobcat	359	mini excavator					$18,000.00	5	start	active
146	8	2000	John Deere	444	wheel loader					$24,000.00	3	Jun-16	active
147	9	2000	JLG	60	boom lift					$12,000.00	3	Jan-17	active
148	10	2018	Vermeer	925 TX	Mini loader					$38,000.00	2	Feb-18	active
		2019	Vermeer	925TX	Mini Diesel					$24,000.00		Feb-23	active
	11	1999	Caterpillar	914G	wheel loader					$15,000.00		Feb-19	Active
		2018	Caterpillar	299XHP Remote cont	track loader					$89,000.00		Nov 2019	Active
		2011	Vermeer	HG6000	Grinder 775 hp					$245,000.00		Mar-19	Active
		2021	Rayco	RG80	stump grinder					$62,000.00		Sep-21	active
		2022	Morbark	1821	wood chipper					$57,000.00		Apr-23	active
		2019	Morbark	1821	wood chipper					$82,000.00		Sep-20	active
		2020	Finn	BB5	mulch blower					$98,000.00			active
		2023	Caterpillar	259D2	track loader					$67,000.00			active
		2023	Bobcat	E50	Mini excavator					$105,000.00			active
									TOTAL	$2,165,870.00			
	item	year	ATTACHMENTS	model	wheels	body	engine trans	body	color	value	yrs	purchase	status
149	1	2005	Pladium	sweepster	broom					$3,000.00	3	start	active
150	2	2007	Pladium	60"	harley rake					$3,500.00	3	start	active
152	3	2014	Case	60"	snow bucket					$2,400.00	3	start	active
153	4	2007	Diamond	60"	grapple					$2,200.00	3	start	active
154	5	2014	Extreme	72"	brush cutter					$3,500.00	3	start	active
155	6	2007	Vermeer	BC1000	chipper					$18,000.00	5	start	active
156	7	2015	misc outdoor power	saws, blowers,weed wackers,spray washers, w						$21,500.00	3	start	active
157	8		masey furgeson	50 hp	tractor					$1,500.00	3	Jan-16	active
158	9		masey furgeson	3pt	brush hog					$500.00	3	Jan-16	active
159	10		masey furgeson	3pt	seeder					$2,000.00	3	Jan-16	active
160	11		masey furgeson	3pt	pulverizer					$1,000.00	3	Jan-16	active
161	12		masey furgeson	3pt	2 bottom plow					$500.00	3	Jan-16	active
162	13		masey furgeson	3pt	rake					$200.00	3	Jan-16	active
163	14		masey furgeson	3pt	weed sprayer					$1,500.00	3	Jan-16	active
164	15		ford	75 hp	tractor					$8,500.00	3	Oct-16	active
165	16		ford	15'	3 finish mower					$7,800.00	3	Oct-16	active
166	17		john deere	72"	brush hog					$1,500.00	3	Mar-17	active
167	18		trimble	wwed seeker	selective					$9,200.00	3	Jan-16	active
168	19		perma green	fertilizer appl	ride on					$0.00	3	Jan-16	SOLD 2017
169	20		doosan	light tower						$1,000.00	3	Oct-16	active
170	21		caterpillar	grapple	with bucket					$5,200.00	3	Jul-16	active
171	22		pladium	sweepster	track loader					$3,400.00	3	Mar-17	active
172	23		pladium	sweepster	wheell loader					$7,600.00	3	Jun-16	active
173	24		john deere	water wagon	pressure sprayer					$2,000.00	3	Jun-16	active
174	25	2009	Bobcat	demo hammer	hydraulic					$6,000.00	3	start	active
175	26	2017	dennis cimav	deforester head	excavator					$44,000.00	5	Mar-17	active

176	27	2010	Bobcat	deforester head	Loader					$19,000.00	3	Jun-18	active
177	28	2018	Vemeer	Brush Mower	Mini Loader					$3,400.00	3	Mar-18	active
178	29	2016	Caterpillar	demo hammer	hydraulic					$21,000.00	3	Jun-18	active
		2010	Toro	Multipro 1200	Sprayer					$6,000.00			
		2010	Miller	Pro 75ss	Stump grinder					$7,750.00		Jul-19	Active
		2022	stump splitter							$45,000.00		Mar-22	
		2022	MRX130	shear						$62,000.00		Oct-22	
		2018	Shaver	SG75H	Stump grinder					$6,500.00		Jun-18	Active
			ATTACHMENTS TO ADD						TOTAL	$328,150.00			
									GRAND TOTAL	$5,815,360.00			

Schedule A, Hourly Cost Schedule

Hourly Pricing (not inclusive of labor unless listed)

Project Management Services (Site evaluations, recommendations) --- $72

Selective Spray Truck –- $53

Dump Truck 2 ton –- $49

Dump Truck 7 ton – $62

Semi Tractor Trailer with operator--- $110

Chipper – $45

Bucket truck 65 foot – $135

Bucket truck 80 foot – $155

Mulch Blower – $105

Landscape Vacuum – $85

Compact Track Loader and Attachments with Operator – $105

Utility Tractor and Attachments with Operator --- $90

Tractor with Side Arm Mow attachment and operator --- $145

Wheel Payloader – $112

20 Ton Hydraulic Excavator with 36" FECON Deforesting attachment and operator --- $265

12 ton water truck with pumps – $72

Material Markup – 12%

Equipment is billed time working ONLY

JIMALAN-01

ALEWANDOWSKI

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/7/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
First Mid Insurance Group
1090 South Route 51
Forsyth, IL 62535

CONTACT NAME: Adam Lewandowski
PHONE (A/C, No, Ext): (217) 859-7038 FAX (A/C, No):
E-MAIL ADDRESS: adam.lewandowski@firstmid.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : FCCI Insurance Company	10178
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Jimax Landscape, LLC
3545 SW Jimax Pl
Peoria, IL 61605

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:	X		CPP10009088200	3/9/2025	3/9/2026	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ Included
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			CA100090881	3/9/2025	3/9/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $			UMB1555936	3/9/2025	3/9/2026	EACH OCCURRENCE	$ 1,000,000
							AGGREGATE	$ 1,000,000
								$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N Y If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WC0100095929-00	10/5/2024	10/5/2025	X PER STATUTE OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
A	Cargo			CPP10009088200	3/9/2025	3/9/2026	Limit	50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
EXCLUDED OFFICERS UNDER WORKERS COMPENSATION: Jarrod Martis, Jim Kosner, & Jerry Kosner

RE: All Work
City of Pekin is named as additional insured under the General Liability; subject to written contract.

CERTIFICATE HOLDER

City of Pekin
111 S Capitol
Pekin, IL 61554

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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Exhibit B

Proposal Form

Contact Information

Company Name: JW Lawn Services LLC **Email:** jbworms1@yahoo.com

Address: 8215 S. Galloway Rd Peoria 61607 **Phone:** 309-264-5108

Primary Contact: Jeff Worms **Phone:** 309-264-5108

Flat Cost Proposals

Please provide a cost proposal for the entire 2025 mowing season, April 15 – November 30.

Flat Cost	$ 43,600.00 /yr

OR - 3yr contract AT 41,600.00 per yr.

Time and Materials Cost Proposals

Please provide an hourly rate for time and material (T&M) to be completed as it is described within the RFP. As a reminder, time and material work is not guaranteed.

Time & Materials Hourly Rate	$ /hr

Zero Turn mowing - 70.00/hr.

Tractor + Batwing mowing - 100.00/hr.

Skid loader - 100.00/hr.

Qualifications and Experience

Please provide a short description of the contractor's qualifications and experience that clearly demonstrates ability to perform all obligations under this RFP. Prior commercial mowing experience is strongly preferred. Additional sheets may be attached.

I have owned my mowing business since 2001. I have experience with mowing large properties with zero turn mowers & Tractor, 15' batwing mowers. I also have experience operating skidsteer with several attachments including buckets, grapple, brushcutter, stumpbucket and others. I have mowed for the city of Pekin the past 3 yrs. including Districts 3, 7, 8

Equipment

Please provide a short description of the contractor's equipment to be utilized in performing services for the City.

JD 970 72" zero Turn - Cubcadet Pro Z 900 72" zeroturn
Exmark Lazer Z 72" zeroturn - Cubcadet Pro 60" zeroturn
2022 NH workmaster 75 Hp Tractor with 15' batwing mower
JD 2630 80 Hp. Tractor with 7' brush hog mower
Takeuchi TL10 Skidloader with several attachments

Subcontractors

Please provide a list of subcontractors that will be utilized.

None

References

Please provide up to three professional references: name, email, and phone number.

309-369-4217

HS Mechanical / Shawn Howard - shawn@hsmechanicalinc.com / Bartonville

Sharon Danner - Meadowlark Ln Pekin 309 346-6916

Amerhart / Paul Desjardins - paul.desjardins@amerhart.com 309-347-1118

Attachments

Please attached the following documentation for contractor and all subcontractors:

- Certificate of liability insurance (must not be expired)
- Automobile/mowing equipment insurance (must not be expired)
- Proof of statutory worker's compensation coverage under Illinois law

Submittal

By submitting this proposal form, you hereby proclaim that the submitted information is truthful and accurate and that cost proposals submitted will be honored throughout the entire season. You also acknowledge that your proposal is not a binding contract but that you are willing and able to enter into a binding contract with the City under materially the same terms as described in this RFP and in your proposal.

Name: Jeff Worms

Title: owner operator

Signature: Jeff Worms

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/13/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER

StateFarm

Greg Kurtenbach State Farm
314 N. Sangamon Ave.
Gibson City IL 60936

CONTACT NAME: Greg Kurtenbach
PHONE (A/C, No, Ext): 217-784-8343 FAX (A/C, No):
E-MAIL ADDRESS: greg.kurtenbach.rcg3@statefarm.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Fire and Casualty Company	25143
INSURER B : State Farm Mutual Insurance Company	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

JW Lawn Services, Inc.
8215 S Gollon Rd
Peoria IL 61607-9520

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD'L INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC OTHER:	N	N	93-PC-H297-9	02/10/2025	02/10/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] HIRED AUTOS ONLY [X] SCHEDULED AUTOS [ ] NON-OWNED AUTOS ONLY			0689170-SFP-13	11/07/2024	05/07/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ 250,000 $ 500,000 $ 100,000 $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $ $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [N] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	93-N6-X217-5	02/10/2025	02/10/2026	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ 100,000 $ 100,000 $ 500,000
A	MOBILE EQUIPMENT			93-PC-H297-9	02/10/2025	02/10/2026		$114,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CITY OF PEKIN
111 S CAPITAL
PEKIN IL 61554

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Michelle Dressel

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REQUEST FOR COUNCIL ACTION

Agenda Date: April 7, 2025
To: Members of the City Council
From: Eric Dubrowski, Finance Director

AGENDA ITEM: Resolution No. 262-24/25 Designating Eric Dubrowski, Finance Director / Treasurer, as the Principal Authority for Illinois Funds

DESCRIPTION: The City of Pekin is updating its banking accounts and authorized signers. The principal authority on the City's Illinois Funds account must be updated. In this context, the "principal authority" is the individual authorized by the public agency or statute to execute contractual agreements on its behalf, such as a Finance Director or Treasurer, who oversees account enrollment and management.

As the City's Finance Director/Treasurer, it is recommended that the City Council officially designate Eric Dubrowski as the principal authority for the Illinois Funds account.

FINANCIAL IMPACT:

REVIEWED BY:

Jim Vasselli, City Attorney
Robert Grogan, Finance Consultant
John Dossey, City Manager
Sue McMillan, City Clerk

Resolution No. 262-24/25 Designating Eric Dubrowski, Finance Director / Treasurer, as the Principal Authority for Illinois Funds

WHEREAS, The Illinois Funds, created in 1975 by State statute (15 ILCS 505/17), is the State's Public Treasurers' Investment Pool, administered by the Illinois State Treasurer, offering another investment opportunity for custodians of Public Funds for Public Agencies including municipalities; and

WHEREAS, the City of Pekin (the "City") maintains accounts with Illinois Funds; and

WHEREAS, the City must designate a Principal Authority for the Illinois Funds accounts, an individual who is authorized by the City to execute contractual agreements on behalf of the City; and

WHEREAS, the City Council finds it in the best interests of the community to designate Eric Dubrowski, Finance Director / Treasurer, as the Principal Authority for the City's Illinois Funds accounts.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The foregoing findings and recitals are found to be true and correct and are incorporated herein.

Section 2. Eric Dubrowski, Finance Director / Treasurer, is hereby designated as the Illinois Funds Principal Authority for the City of Pekin.

Section 3. The Principal Authority is hereby authorized to submit any applications, documentation, and other information to the Illinois State Treasurer necessary to effectuate this designation.

RESULT:	**(0 TO 0)**
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	

ADOPTED AND APPROVED at a Special meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

_____
Mayor

ATTEST:

_____
City Clerk

Account Change of Information Form

Mail to: The Illinois Funds
Illinois State Treasurer
Marine Bank Building
1 East Old State Capitol Plaza
Springfield, IL 62701-1320

Instructions:

For all changes to your account please complete sections 1 and 7 in addition to the sections that apply to your change (e.g. authorized traders, mailing address, etc.). If you are removing information on file you must complete all sections of this form. If you are making changes to other accounts please complete a separate form.

1 Investor Information | Select one

PUBLIC AGENCY

TAX IDENTIFICATION NUMBER

ACCOUNT NUMBER

INVESTMENT ACCOUNT NAME

AUTHORIZED SIGNER (INDIVIDUAL AUTHORIZED BY PUBLIC AGENCY TO MAKE CHANGES TO THE ACCOUNT) **AND AUTHORIZED SIGNER'S TITLE**

EMAIL ADDRESS - AUTHORIZED SIGNER

PHONE NUMBER - AUTHORIZED SIGNER

STREET

APT / SUITE

CITY

STATE

ZIP CODE

2 Authorized Trader(s) Check all that apply *(if no authorization levels are selected, then only Inquiry access will be given)*

- **Financial Authority:** Provides authority to initiate transactions on the account.
- **Maintenance Authority:** Provides authority to make changes to the account, including bank and address changes.
- **Inquiry:** Provides authority to obtain balance & transaction information by calling the Illinois Funds Toll Free Number (opt 1 then opt 2)
- **Online Access:** This box **MUST** be checked if Trader will need online access to the account(s)

❑ Authorized Trader #1

Action: ❑ Add ❑ Remove ❑ Replace

Authorization Level: ❑ Financial Authority ❑ Maintenance Authority ❑ Inquiry ❑ Online Access

NAME **AND TITLE**

PHONE NUMBER

SIGNATURE

E-MAIL ADDRESS

❑ Authorized Trader #2

Action: ❑ Add ❑ Remove ❑ Replace

Authorization Level: ❑ Financial Authority ❑ Maintenance Authority ❑ Inquiry ❑ Online Access

NAME **AND TITLE**

PHONE NUMBER

SIGNATURE

E-MAIL ADDRESS

3 Additional Mailing Address Information

❑ Mailing Address* (if different from Section 1)

If completed, this address will be used as the Address of Record for all statements, checks and required mailings. Foreign addresses are not allowed.

STREET | APT / SUITE | CITY | STATE | ZIP CODE

** A P.O. Box may be used as the mailing address.*

❑ Duplicate Statement #1

Complete only if you wish someone other than the account owner(s) to receive duplicate statements.

COMPANY NAME

NAME

STREET | APT / SUITE

CITY | STATE | ZIP CODE

❑ Duplicate Statement #2

Complete only if you wish someone other than the account owner(s) to receive duplicate statements.

COMPANY NAME

NAME

STREET | APT / SUITE

CITY | STATE | ZIP CODE

4 Automatic Investment Plan (AIP)

❑ Add new AIP ❑ Update existing AIP

Your signed Application must be received at least 15 calendar days prior to initial transaction.

If you choose this option, funds will be automatically transferred from your bank account on file. We are unable to debit mutual fund or pass-through ("for further credit") accounts.

Note: The AIP will be purchased on the date requested or first business day after.

Draw money from bank NAME ON ACCOUNT | BANK ACCOUNT NUMBER

Draw money for my AIP (check one): ❑ Monthly ❑ Quarterly ❑ Semi-Annually ❑ Annually

If no option is selected, the frequency will default to monthly.

AMOUNT PER DRAW | AIP START MONTH | AIP START DAY

Please keep in mind that:

- There is a fee if the automatic purchase cannot be made (assessed by redeeming shares from your account).
- Participation in the plan will be terminated upon redemption of all shares.
- If the AIP cannot be made due to insufficient funds or stop payment, a $25 fee will be assessed on your account. The AIP will be terminated after two such consecutive occurrences.

5 Systematic Withdrawal Plan (SWP)

Your signed request must be received at least 15 calendar days prior to initial transaction.

Systematic Withdrawal Plan (SWP) – permits the automatic withdrawal of funds.

❑ Payments will be mailed to address in Section 1

❑ Payments will be deposited directly into your bank account

NAME ON ACCOUNT *BANK ACCOUNT NUMBER*

❑ Payments will be deposited directly into new bank instructions:

NAME ON ACCOUNT *BANK ACCOUNT NUMBER*

❑ Payments will be mailed to a Special Payee:

MAKE CHECK PAYABLE TO *STREET ADDRESS/CITY/STATE/ZIP*

We are unable to credit mutual fund or pass-through ("for further credit") accounts.

Note: The SWP will be purchased on the date requested or first business day after.

Make payments ❑ Monthly ❑ Quarterly ❑ Semi-Annually ❑ Annually **starting with the month given here:**

If no option is selected, the frequency will default to monthly.

AMOUNT PER DRAW *SWP START MONTH* *SWP START DAY*

Requesting proceeds to a checking or savings account may require a signature guarantee stamp. If we do not have bank information on record, please complete Section 6 of this form. Establishing a Special Payee may require a signature guarantee stamp.

6 Bank Information

We are unable to draft or credit your account via ACH if it is a mutual fund or pass through account.

Please contact your financial institution to determine if it participates in the Automated Clearing House system (ACH).

❑ All bank instructions are invalid

❑ Bank instructions ending in _____are invalid.

To make purchases via ACH or to redeem your account via ACH or wire, please provide full bank account information as shown below. Any changes to bank instructions require a signature guarantee, signature verification from a Signature Validation Program Member, or other acceptable form of signature authentication from a financial institution source.

For ePay participants only, please include ePAY Settlement Account (Illinois National Bank) information on this form.

❑ Checking ❑ Savings

BANK NAME *BANK ABA NUMBER*

TITLE OF BANK ACCOUNT *BANK ACCOUNT NUMBER*

FURTHER CREDIT NAME (not available for ACH) *FURTHER CREDIT ACCOUNT NUMBER (not available for ACH)*

❑ Checking ❑ Savings

BANK NAME *BANK ABA NUMBER*

TITLE OF BANK ACCOUNT *BANK ACCOUNT NUMBER*

FURTHER CREDIT NAME (not available for ACH) *FURTHER CREDIT ACCOUNT NUMBER (not available for ACH)*

❑ Checking ❑ Savings

BANK NAME *BANK ABA NUMBER*

TITLE OF BANK ACCOUNT *BANK ACCOUNT NUMBER*

FURTHER CREDIT NAME (not available for ACH) *FURTHER CREDIT ACCOUNT NUMBER (not available for ACH)*

7 Signature and Certification Required by the Internal Revenue Service

✔ The Fund, its transfer agent, and any of their respective agents or affiliates will not be responsible for banking system delays beyond their control. By completing Sections 4 or 5, I authorize my bank to honor all entries to my bank account initiated through U.S. Bank NA, on behalf of the applicable Fund. The Fund, its transfer agent, and any of their respective agents or affiliates will not be liable for acting upon instructions believed to be genuine and in accordance with the procedures described in the prospectus or the rules of the Automated Clearing House. When AIP or Telephone Purchase transactions are presented, sufficient funds must be in my account to pay them. I agree that my bank's treatment and rights to respect each entry shall be the same as if it were signed by me personally. I agree that if any such entries are not honored with good or sufficient cause, my bank shall be under no liability whatsoever. I further agree that any such authorization, unless previously terminated by my bank in writing, is to remain in effect until the Fund's transfer agent receives and has had reasonable amount of time to act upon a written notice of revocation.

✔ **Under penalty of perjury, I certify that (1) the Social Security or taxpayer identification number shown on this form is my correct taxpayer identification number, and (2) I am not subject to backup withholding as a result of either being exempt from backup withholding, not being notified by the IRS of a failure to report all interest or dividends, or the IRS has notified me that I am no longer subject to backup withholding, (3) I am a U.S. person (including a U.S. resident alien), and (4) I am exempt from FATCA reporting.** ***(Cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding due to a failure to report all interest and dividends.)***

The IRS does not require your consent to any provision of this document other than the certifications required to avoid backup withholding.

AUTHORIZED SIGNER SIGNATURE

AUTHORIZED SIGNATURE GUARANTEE STAMP
If required, signatures must be guaranteed by a bank savings association credit union, a member Firm of domestic stock exchange or the Financial Industry Regulatory Authority, that is an eligible guarantor institution.

DATE (MM/DD/YYYY)

8 To Update an Authorized Signer

If only the authorized signer is changing, please provide the signers name below in addition to Principal Authority Signature:

PRINTED NAME OF AUTHORIZED SIGNER

DATE (MM/DD/YYYY)

PRINCIPAL AUTHORITY (Individual with authority by the public agency to execute contractual agreements on behalf of the public agency)

9 To Update the Principal Authority

If only the Principal is changing, please provide either meeting minutes or a corporate resolution that designates the principal authority.

PRINTED NAME OF PRINCIPAL AUTHORITY ***AND TITLE***

DATE (MM/DD/YYYY)

PRINCIPAL AUTHORITY SIGNATURE

REQUEST FOR COUNCIL ACTION

Agenda Date: April 7, 2025
To: Members of the City Council
From: Joshua Wray, Economic Development Director

AGENDA ITEM: Resolution No. 258-24/25 Approving a Service Agreement with Carmody Lawn Services for the 2025 Mowing Season - Districts 1, 2, and 3

DESCRIPTION: Each year, the City contracts for mowing and landscape maintenance of several City-owned properties and right-of-ways around town. This year, Public Property Supervisor Ryan Krause wanted to reorganize the mowing districts, so staff held a pre-submittal meeting on Friday, March 7. The airport mowing district was done under a separate RFP so that Airport Manager Mike Cruce could ensure compliance with FAA requirements. Proposals were due on March 19. We received 8 completed proposals for the general City mowing RFP. One additional proposal was sent in after the published deadline, so staff did not consider it, and that proposal was not competitive for any of the districts.

Staff scored each proposal considering cost, qualifications/experience, equipment, use of subcontractors, and company location. References were included, but staff did not feel the need to consider that criteria. The scoresheet is attached. For Districts 1, 2, and 3, Carmody was highest scoring proposal.

Staff recommends approval of this resolution.

FINANCIAL IMPACT:
Requested Amount: $62,871.73 plus time and materials cost as needed
Line Item: 100-068-568001
Category: Contractual Services
Line / Category Budgeted Amount: $100,000 included in the FY26 proposed budget
Line / Category Remaining Funds: n/a
Notes: If all recommended mowing proposals are approved, the total cost to this line item will be $90,171.73 plus time and materials costs as needed.
Award Type: RFP

REVIEWED BY:

Jim Vasselli, City Attorney	Approved - 3/19/2025
Eric Dubrowski, Finance Director	Approved - 3/26/2025
John Dossey, City Manager	New -
Sue McMillan, City Clerk	

Resolution No. 258-24/25 Approving a Service Agreement with Carmody Lawn Services for the 2025 Mowing Season - Districts 1, 2, and 3

WHEREAS, the City of Pekin (the "City") is a home rule municipality as described in Section 6(a), Article VII, of the 1970 Constitution of the State of Illinois; and

WHEREAS, the City may exercise power and perform any function pertaining to its government and affairs, including, but not limited to, the power to legislate for the protection of the public health, safety, and welfare; and

WHEREAS, the City of Pekin (the "City") has previously adopted a procurement policy governing the procedures for procuring services (the "Policy"); and

WHEREAS, the Policy states that a request for proposals is an appropriate process for service contracts outside of construction where criteria other than price should be considered; and

WHEREAS, the City published a request for proposals for mowing and landscape maintenance for seven geographic districts around the community (the "2025 Mowing RFP"); and

WHEREAS, the City received 8 submittals to the 2025 Mowing RFP that resulted in acceptable proposals for all districts; and

WHEREAS, the City Council deems it in the best interests of the community to award Districts 1, 2, and 3 to Carmody Lawn Services, Inc.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The foregoing findings and recitals are found to be true and correct and are incorporated herein.

Section 2. The proposal from Carmody Lawn Services, Inc. ("Contractor") is hereby accepted and awarded for Districts 1, 2, and 3 as identified in the 2025 Mowing RFP.

Section 3. The Mayor is hereby authorized to enter into a service contract with the Contractor in substantially the same form as the draft agreement attached hereto and incorporated herein as Exhibit A.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

Section 5. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

RESULT:	**(0 TO 0)**
MOVER:	None
SECONDER:	None

AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	

ADOPTED AND APPROVED at a Special meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A

Service Agreement
Mowing, Landscaping, and Right-of-Way Maintenance

This Mowing, Landscaping, and Right-of-Way Maintenance Service Agreement ("Agreement") is entered into by and between the City of Pekin ("City"), an Illinois municipal corporation and Carmody Lawn Services, Inc. ("Contractor"), an Illinois Corporation. The signatories to this Agreement may be referred to herein individually as a "Party" and collectively as the "Parties."

1. Award
The City has awarded this agreement to the Contractor in accordance with the City's procurement requirements and the Contractor's submittal to the request for proposals attached hereto and incorporated herein as Exhibit 1.

2. Term
The term of this obligation shall be from April 7, 2025 to November 21, 2025.

3. Compensation
Compensation for the normal scope of work shall be a flat fee for the entire term of this agreement as follows:

District 1 – $14,985.00
District 2 – $33,486.73
District 3 – $14,400.00

Contractor will be paid the flat fee for each district in 8 equal installments. Invoicing for multiple districts may be combined on one invoice but must be itemized. Contractors must submit an invoice for each installment in the first week of each month starting in May and ending in December. Payment shall be due by the City to the Contractor on a Net 30 basis and shall be in accordance with the Prompt Payment Act.

Any charges for Supplementary Work as described in Section 4 herein shall be billed at $70.00 per hour. Such charges, as well as deductions for fines, shall be included on the regular monthly invoice but shown separate from the installment charge.

4. Contractor Scope of Work
The work to be completed includes anticipated weekly mowing of all established grasses and vegetation within each reported area in a neat and professional manner. Vegetation in and around structures, walks, trees, parking areas, sidewalks, or other similar items shall be mowed to a neat appearance as well as string trimmed (weed eater, weed whipping, etc.) or edged when appropriate. The Contractor shall inform itself of all the conditions under which the work is to be performed concerning the site of the work, the obstacles which may be encountered, and all other relevant matters concerning the work to be performed under this contract.

It will be the responsibility of the Contactor to factor weather into their services. The Contractor is encouraged to use its best discretion operating within unfavorable mowing conditions. However, the

Contractor is not to mow areas that are likely to be damaged by equipment due to excessive moisture. These areas are to be reported to the Public Property Supervisor, or designee, to make scheduling accommodations.

Additional work may be requested by the Public Property Supervisor, or designee, within each district and will be billed on a time and material basis and billed separately on a monthly basis. The City's expectation is that these areas are to be kept in a neat and orderly groomed appearance at all times, and the Contractor is responsible for maintaining a mowing cycle for each area to meet this expectation, subject to review and approval of the Public Property Supervisor. The Contractor must be able to respond to and comply with all requirements listed in this section.

Failure to comply may result in fines or cancellation. Requirements include:

- Grass height must be maintained between three and five inches throughout the contract term.
- Clippings will not be mowed or blown into the public right-of-way or onto private property.
- Clippings from the following locations must be removed from the property:
    - Park Avenue median
    - City Hall
    - Veterans Cemetery
- Landscape maintenance shall be as follows:
    - Shrub trimming once in May and once in October
    - Weed pulling from landscaping
    - Leaves and trash removal
- Mowing over garbage is prohibited. All garbage must be picked up and disposed of prior to mowing and at the expense of the Contractor.
- Contractor will be liable for damage to public and private property including but not limited to trees, light posts, sign posts, fences, buildings, and vehicles.
- Equipment operators must at all times wear high-visibility, reflective safety vests, jackets, or shirts while operating equipment in road ROW and medians. Hearing and eye protection is required at all times. Contractor must adhere to all requirements of law including OSHA regulations as applicable.

Supplementary Work: The City may require mowing and landscape maintenance work from time to time that is out of the normal scope of work to be charged by the Contractor on a time and materials basis. Supplementary Work shall only be performed at the direction of the Public Property Supervisor, or designee.

Communication: Contractor shall supply cell phone numbers, daytime office numbers, and fax numbers of supervisors handling this contract. The Contractor shall return all calls within two (2) hours of the City placing the call. On-site response time for complaints must be made within twenty-four (24) hours of the initial call being made by the City. The Contractor must have clear verbal and written communication with the City.

5. Maintenance Area

The Contractor shall be responsible for the following maintenance areas as described in the Request for Proposals for 2025 Mowing, Landscaping, and Right-of-Way Maintenance:

District 1, District 3, and District 3

While the City has made effort to accurately depict each of these areas accurately, some mapping discrepancies may be present, so the Public Property Supervisor shall have the final say on the exact bounds of each area to be mowed and maintained.

6. Subcontractors
Subcontracting is allowed under this Agreement as long as subcontractor meets all requirements herein. Subcontractors identified after the start of the season must be approved by the Public Property Supervisor, and will come at no additional cost to the City. Subcontractors' certificates of insurance and proof of worker's compensation coverage as required under Illinois law must be provided to the Public Property Supervisor before performing any work under this Agreement.

It is mutually understood and agreed that the Contractor shall not assign, transfer, convey, sublet, or otherwise dispose of this contract or his right, title, or interest therein, or his power to execute such contract, to any other person, firm, or corporation, without the previous written consent of an authorized representative of the City of Pekin; but in no case shall consent relieve the Contractor from his obligations or change the terms of the contract.

7. Insurance and Liability
Contractor must maintain a certificate of liability insurance and automobile/mowing equipment insurance naming the City as additional insured with at least $1 million per occurrence. This requirement applies to all subcontractors.

Contractor must also maintain worker's compensation coverage as required under Illinois law. This requirement applies to all subcontractors as well.

The Contractor shall assume full responsibility for the actions of its employees, agents, and subcontractors and shall repair or replace any damaged item or area of the City properties caused by the actions of its employees or agents unless said damage occurred under circumstances beyond their reasonable control as determined by the City.

Any damage of public or private property caused by the Contractor's operations shall be resolved with the property owner within thirty (30) days after damage occurs to the satisfaction of the City. The Contractor shall inform the City of any damage caused by the Contractor's operation on the day such damage occurs. Should the damage not be rectified within the time frame agreed upon or to the satisfaction of the City, the City reserves the right to repair or replace that which was damaged or assess the Contractor such cost as may be reasonable and related to damaged caused by the Contractor, and deduct these costs from any payment due the Contractor.

8. Default, Fines, and Cancellation
This Agreement may be canceled by the City by seven (7) days' written notice of default to the Contractor upon nonperformance or violation of terms. Failure of the Contractor to deliver services within the time stipulated, unless extended in writing by the City of Pekin, shall constitute default.

In lieu of notice of default, at the City's discretion, fines may be assessed against the Contractor if any of the requirements herein are not adhered to. Contractor will be given notice if any portion of work needs to be performed, and the Contractor will have forty-eight (48) hours, not including

Sundays or federal holidays, to complete such work. After forty-eight (48) hours, City personnel may perform the work, and a fine of three hundred dollars ($300) per hour worked, minimum one hour, shall be assessed against the Contractor. Other documented violations may result in fines of three hundred dollars ($300) per violation, and multiple or repeated violations may result in contract termination.

The City reserves the right to terminate this Agreement in whole or in part at any time during the term of the contract upon thirty (30) days' written notice to the Contractor.

This Agreement may be canceled by the Contractor by seven (7) days' written notice of default to the City upon nonperformance or violation of terms. Failure of the City to make payment for services shall constitute default.

The Contractor reserves the right to terminate this Agreement in whole or in part at any time during the term of the contract upon thirty (30) days' written notice to the City.

9. Notices

City of Pekin:
Ryan Krause
Public Property Supervisor
111 S Capitol Street
Pekin, IL 61554
rkrause@ci.pekin.il.us

Contractor:
Zach Reeder
Carmody Lawn Services
211 S Fourth St.
Dunlap, IL 61525
zach.carmodyservices@gmail.com

IN WITNESS WHEREOF, the Parties hereto, acting by and through their duly authorized officers under authority duly granted by their respective governing bodies, have caused this Agreement to be executed, which will be effective and binding upon the Parties only as of the date that both Parties have executed this Agreement.

Contractor

By: _____ Date: _____

City

By: _____ Date: _____

Exhibit 1
Contractor Submittal to
Request for Proposals for 2025 Mowing, Landscaping, and Right-of-Way Maintenance

[to be attached]

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/19/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

PRESTON INSURANCE AGENCY ILLINOIS, LLC
2000 Pioneer Pkwy., Suite 18A
Peoria, IL 61615

CONTACT NAME: Jenn Pelosi
PHONE (A/C, No, Ext): 309-688-0644 FAX (A/C, No): 309-688-6626
E-MAIL ADDRESS: jpelosi@myprestoninsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Indiana Farmers Insurance	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Carmody Lawn Service Inc.
211 S. Fourth St.
Dunlap, IL 61525

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY / PRO-JECT / LOC OTHER:	Y		CPP1018874	03/01/2025	03/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	Y		CAP1012054	03/01/2025	03/01/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $ $
	X UMBRELLA LIAB EXCESS LIAB OCCUR CLAIMS-MADE DED / RETENTION $	Y		CUP1003911	03/01/2025	03/01/2026	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WCP1008786	03/01/2025	03/01/2026	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Email: zach.carmodyservices@gmail.com

City of Pekin
111 S. Capitol St.
Pekin, IL 61554

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Exhibit B

Proposal Form

Contact Information

Company Name: Carmody Lawn Services, Inc **Email:** zach.carmodyservices@gmail.co

Address: 211 S. Fourth St. Dunlap, IL 61525 **Phone:** 309 740 5700

Primary Contact: Zach Reeder **Phone:** 309 621-1906

Flat Cost Proposals

Please provide a cost proposal for the entire 2025 mowing season, April 15 – November 30. The contractor is not required to place a cost proposal on every district. Only provide cost proposals for any combination of the districts that align with the contractor's capabilities.

District 1	$ 14,485.00	/yr
District 2	$ 33,486.73	/yr
District 3	$ 14,400.00	/yr
District 4	$ n/a	/yr
District 5	$ n/a	/yr
District 6	$ 3,240.00	/yr
District 7	$ n/a	/yr

Time and Materials Cost Proposals

Please provide an hourly rate for time and material (T&M) to be completed as it is described within the RFP. As a reminder, time and material work is not guaranteed.

Time & Materials Hourly Rate	$ 70.00 /hr

Supplementary Work

The City may require mowing and landscape maintenance work from time to time that is out of the scope of this RFP. Would you like to include your Time & Materials hourly rate listed above as an official quote for this supplementary work? This question has no effect on review of the RFP.

Yes ☑ No ☐

Exhibit A
Properties and Locations

Address	Name	Description	Frequency
District 1	District 1		
Broadway and Court	6 Islands	Church Parking Lot-Corner Lots	Bi-Weekly
Sheridan (West End)	Sheridan Dead End	Dead End	Bi-Weekly
	Sommerset-Jane	Corner Lot	Bi-Weekly
	Sommerset at Chestnut	Small Lot Across From Ameren Plant	Bi-Weekly
111 S. Capitol	City Hall	City Hall	Weekly
Riverfront	River	Lot in between Bridge-River Front Side Hills	Bi-Weekly
8th St. Medians	8th St. Medians	Market N 8th-State-N 8th Willow N 8th	Bi-Weekly
417 Ann Eliza St	North O'Reillys Parking Lot	Right Of Way	Bi-Weekly
Court St. & Capitol St.	Empty Lot	Empty Lot	Bi-Weekly
Margaret St.	Ace Liquor	Medians Beside Ace Liquor	Bi-Weekly
District 2	District 2		
Sheridan Road	Cell Tower	Along tree line and empty lot	Bi-Weekly
1810 N 8th St	War Veterans Cemetery	Full mow, trim and grass removal. Weekly schedule and special holidays.	Weekly
	War Veterans Memorial	Entry Way	Weekly
	Kennedy Dr.	Kennedy Dr. Right of Way and Median	Weekly
Pekin Sign	Route 29	Medians and Pekin Sign	Bi-Weekly
Route 98	Route 98	Medians and corner lot	Bi-Weekly
1508 Edgewater Dr	Dump	North Treatment Plant	Bi-Weekly
Velde Dr.	Velde Dr.	2 Medians Velde Dr. East/Westside to Lakecrest Dr.	Bi-Weekly
Sheridan Dr	Sheridan Guard Rail	Right Of Way	Bi-Weekly
Broadway St	Broadway to Veterans Dr.	West Side Tree Line	Bi-Weekly
E Route 9/Court St.	Egg Ranch Rd.	5 Swipes at "Welcome" Sign Only and 2 Medians	Bi-Weekly
	CEFCU Pond	Inside and Outside of the Fence (Excluding the Outside Fence Line on East Side)	Bi-Weekly
St. Johns Ave.	St. Johns Ave.	Right of Way to Dead End	Bi-Weekly
Right of Way to Veterans Dr.	14th St.	Guard Rail/ East Side to Veterans Dr.	Bi-Weekly
	Coal Miners	Right of way East Side Tree Line	Bi-Weekly
Sherdian Rd. Hill	Sheridan	From Sheridan and Parkway to Golf Course Along Tree Line	Bi-Weekly
District 3	District 3		
10th Royal ave	Royal Ave.	Schnucks Sign	Bi-Weekly
Davis street		Dead end	Bi-Weekly
Derby Street	Derby Pond	Lot Next to Derby Pond	Bi-Weekly
Riverway Dr.		Riverway Right of Way	Bi-Weekly
	Washington Mechanic	2 Empty Lots	Bi-Weekly
Hanna Dr	Hanna Dr.	Right of way	Bi-Weekly
3rd St.	3rd St.	Along tracks toTazewell County Jail/Median at 2nd and 3rd St. and Side of Appliance Store Along the Tr	Bi-Weekly
Fast Dragon/3rd St.	Welcome Sign	"Welcome" Sign and Right of Way/Lot Behind Pekin Animal Hospital	Bi-Weekly
120 St. Mary St.	Colson Building	Front and Back of Building	Bi-Weekly
200 S 2nds St	DMV	Lot at Cynthia and 3rd St. Lot at Sabella and 3rd St.	Bi-Weekly
349 Sabella	Empty Lot	Across from Library	Bi-Weekly
Main St.	Main St.	Empty Lots Front and Back-Main St. Cynthia St. Through Mary St.	Bi-Weekly
District 4	District 4		
Veterans Dr.	Veterans Dr.	Menards to Guard Rail on Veterans Dr.	Bi-Weekly
Veterans Dr.	ROW	ROW from Guard Rail to Sherdian Rd.	Bi-Weekly
Route 29	Industrial Park	Hanna Dr. to Industrial Park Until Koch St. Including the Median off of Enterprise Dr.	Bi-Weekly
Route 29 ROW	Route 29	Route 29 & Koch St. ROW Along Railroad Tracks until The Bait Shop	Bi-Weekly
5th St.	5th St. ROW	5th St. (at Deerfield Dr.) ROW to Veterans Dr.	Monthly
Parkway Lot		Parkway Dr. Lot Before Sheridan Rd.	Bi-Weekly
District 5	District 5		
Park Ave. Medians	Park Ave.	5TH to 13TH 8 Medians	Weekly
Kiwanis Club Right of Way	West Shore Dr.	Across From Stadium Off of Court St. and West Shore Dr.	Bi-Weekly
Valle Vista Blvd. and Court St	Valle Vista Blvd. Medians	Medians	Bi-Weekly
District 6	District 6		
Pekin Library	Library	Pekin Library	Weekly
District 7	District 7		
Front Street	Waste Water Plant	WWTP	Bi-Weekly

Qualifications and Experience

Please provide a short description of the contractor's qualifications and experience that clearly demonstrates ability to perform all obligations under this RFP. Prior commercial mowing experience is strongly preferred. Additional sheets may be attached.

See attached

Equipment

Please provide a short description of the contractor's equipment to be utilized in performing services for the City.

See attached

Subcontractors

Please provide a list of subcontractors that will be utilized.

not applicable

CARMODY
Lawn Services
309.740.5700

City Of Pekin
111 S Capital Street
Pekin, IL 61554

Service Location:
Veterans Cemetery

2025 Service Agreement

Services	Scope of Work	# Of Occurrences	Price Per Visit
Fertilizing	Fertilizing and weed control for all turf areas This is a 5-step in-house application process.	5	$218.00 /per application
		Annual Total for all applications at all service location:	$1,090.00

All services are provided by Carmody Lawn Services, Inc. and will be billed at the end of each month. Payments for these services are due within 60 days of the invoice date. A late service fee of 3% per month will be charged on any unpaid balance over thirty (30) days. A service Charge of $25.00 will be charged for any returned check. Should it become necessary to bring an action to collect amounts due under this agreement, you agree to pay all costs of such collection including, but not limited to, any outside counsel, in-house counsel, paralegal or other professional fees and court costs.

Fuel Surcharge: Carmody Services has the right to charge the client a fuel surcharge should the cost of fuel be $4.30 per gallon or more during the contractual period.
This agreement is in effect for the 2025 season. Either party can cancel the contract at any time, for any reason, with 30 days written notice.
By signing below, City of Pekin agrees to the prices and stipulations listed above.

City of Pekin Date

CARMODY
Lawn Services
309.740.5700

City Of Pekin
111 S Capital Street
Pekin, IL 61554

Service Locations: 4 Total Locations

Fire Station #1	Fire Station #2	Fire Station #3	City Hall
3232 Court Street	1000 N. 14th Street	272 Derby Street	111 S. Capital Street
Pekin, IL 61554	Pekin, IL 61554	Pekin, IL 61554	Pekin, IL 61554

2025 Service Agreement

Services	Scope of Work	# Of Occurrences	Price Per Visit
Fertilizing	Fertilizing and weed control for all serviced turf areas at all 4 service locations listed above. This is a 5-step in-house application process.	5	$499.00 /per application
		Annual Total for all applications at all service locations:	$2,495.00

All services are provided by Carmody Lawn Services, Inc. and will be billed at the end of each month. Payments for these services are due within 60 days of the invoice date. A late service fee of 3% per month will be charged on any unpaid balance over thirty (30) days. A service Charge of $25.00 will be charged for any returned check. Should it become necessary to bring an action to collect amounts due under this agreement, you agree to pay all costs of such collection including, but not limited to, any outside counsel, in-house counsel, paralegal or other professional fees and court costs.

Fuel Surcharge: Carmody Services has the right to charge the client a fuel surcharge should the cost of fuel be $4.30 per gallon or more during the contractual period.
This agreement is in effect for the 2025 season. Either party can cancel the contract at any time, for any reason, with 30 days written notice.
By signing below, City of Pekin agrees to the prices and stipulations listed above.

City of Pekin Date

CARMODY
Lawn Services
309.740.5700

City Of Pekin
111 S. Capital Street
Pekin, IL 61554

Service Location:
Sanitation District

Quote

- Treat all areas around tanks, and all gravel/rock areas with weed control spray
- 1 time service for 2025 season.

Total: $1,960.00

Terms of Contract:

- All work will be completed by Carmody Lawn Services, Inc. and will be done to the best of our abilities.
- Invoices will be sent out at the end of each month and given 30 days' billing. Any balance not paid within 30 days will be subject to a 3% late fee each month payment is not received.

Acceptance by City of Pekin Date

211 S. Fourth St. • Dunlap, IL 61525
Office: 309-740-5700 | samantha.carmodyservices@gmail.com

Carmody Lawn Services, Inc.

211 S. Fourth St. Dunlap, IL 61525 | 309-740-5700 | zach.carmodyservices@gmail.com

City of Pekin

111 South Capitol

Pekin, IL 61554

RE: Experience and Qualifications

Carmody Services has been in business since 1999. Zach Reeder, owner, acquired the business in 2019, changing the name to Carmody Lawn Services, Inc. Our office is based out of Dunlap, Il and we service the surrounding areas. We are fully licensed and insured.

We have expanded over the past few years to provide a range of services varying from mowing and lawn maintenance, fertilization, aeration and overseeding, snow removal, general construction, pressure washing, gutter cleaning, concrete work, grading, commercial janitorial services and more. We take pride in hiring and maintaining a diverse workforce who takes pride in their work and provides great customer service.

We have serviced many similar accounts to the City of Pekin such as the following: Chillicothe Park District (since April of 2020), City of Peoria (since May of 2020), Dunlap CUSD (since April of 2020) and numerous Morton Community Bank locations (since May of 2019) - just to name a few. We also work with numerous property management companies to service their properties as well. In addition, we have acquired many commercial and residential properties over the years that we continue to maintain great relationships with.

Please feel free to reach out with any questions or concerns. Thank you for your time and consideration.

Sincerely,

Zach Reeder, Owner

Carmody Lawn Services, Inc.

211 S. Fourth St. Dunlap, IL 61525 | 309-740-5700 | zach.carmodyservices@gmail.com

City of Pekin

111 South Capitol

Pekin, IL 61554

RE: Project Understanding

As stated in the RFP, Carmody Lawn Services, Inc. understands that the dates of the contractual obligation will begin April 15th, 2025, through November 20th, 2025. The work that will be completed will include weekly mowing of all established grass and vegetation at each location. Mowing and trimming will be done to the referenced height and completed around all structures, walks, trees, parking areas, sidewalks, etc. and will be done in a professional manner to maintain a neat appearance. All trash and debris will be removed prior to mowing and all clippings will be blown off the sidewalks, walkways, driveways, trails, etc.

Zach Reeder, owner, will oversee these properties if awarded and use his best discretion when mowing during hot dry periods as well as during rain periods for locations that hold moisture. He is aware that any damage done accidentally will be the full responsibility of Carmody Lawn Services, Inc. and will be resolved within 30 days after damage occurs.

All payments from the City of Pekin will be made in 8 equal payments from April to November, once all work has been completed in a satisfactory manner. Time and material projects will be billed separately. Carmody Lawn Services, Inc., understands there will be $300 per hour (minimum of 1 hour) deducted if missed mowing is completed by City personnel.

Zach Reeder has read and understands the RFP in full and will follow all rules and guidelines set by the City of Pekin.

CARMODY
Lawn Services
309.740.5700

Mowing Equipment List

2021 Red Equipped Ex Mark 60" Zero Turn
2024 Red Equipped Ex Mark 72" Zero Turn
2023 Red Equipped Ex Mark 144" Zero Turn - Diesel
2020 Red Equipped Ex Mark 96" Zero Turn
(2)- 2020 Red Equipped Ex Mark 72" Zero Turn
2020 Ex-mark 36" Stariss
(3)- 2019 Toro 36" Grandstand
(2) -2019 Red equipped Ex-mark 60" Zero Turn
(2) - 2019 Red equipped Ex-mark 72" Zero Turn
2018 Red equipped Ex-mark 72" Zero Turn
2018 Lazer ultra cut 60"
2015 Lazer Ultra cut 60" Zero Turn
2022 Toro 52" stand on mower
2022 Ex-Mark 52" stand on mower
2018 UTV with Sprayer
2020 Kubota Tractor L4701 W/ Attachments
2020 SVL 95- 2s Kubota Track loader 72" Forestry mower
2019 SSV 65 Kubota Wheel Loader 72" Forestry Mower
32" Walk Behind Ex-Mark Push Mower
(4)- 21" Toro Walk behind Push Mowers
(6) – Recycler 21" push mowers
(2) – 140cc 21" Craftsman Push mower
(14) - FS 56 Rc STIHL Trimmers
(5)- FS 76 STIHL Trimmers
(2)- Echo PB770-t
(4)– BR 700 STIHL Backpack Blowers
(4) - BR 660 Stihl Backpack Blowers
(5)- BR 600 STIHL Backpack Blowers
(2) – BR 480 STIHL Backpack Blowers

211 S. Fourth Street • Dunlap, IL 61525-0132

(2)- Echo Curve Shaft Edgers
(2)- Km130R STIHL
HS-56 STIHL Bush Trimmers
HS-81t STIHL Bush Trimmers
(3) – NC- 125 Echo Bush Trimmers
Chain Saws - CS-355t, CS-303t, MS311, 2-MS660, MS170, MS361, MS291 and HT131
1993 GMC 3500 HD 30' Lift Truck
2019 Kubota M6-141 Front Wheel assist Tractor
2020 SVL 95-2S Kubota Skidsteer
2020 R165 Gehl Skidsteer
2019 SVL 75-2 Kubota Skidsteer
2019 SSV 65 Kubota Skidsteer
2019 Toro Dingo TX-1000
2017 Toro Dingo TX-1000
1986 1 ton 6.2L GMC Dump Truck
1998 Chevy Truck ¾ Ton (Green)
1998 GMC Truck ¾ Ton (Red)
1999 GMC ¾ Ton (Green)
1999 GMC Truck ¾ Ton (Blue)
1999 Chevy 1 ton Dump Truck
2000 Chevy 1500 Sliverado
2000 Chevy 2500 Sliverado
2001 International 4700 Dump Truck
2002 Dodge Ram 2500
2005 Chevy 2500 Sliverado HD
2008 Toyota Tundra
2008 Chevy 1500 Sliverado
2008 Chevy 2500 Sliverado HD
2011 Chevy 2500 Sliverado HD
2012 Dodge Ram Heavy Duty Cummins 5500

2012 Dodge Ram Heavy Duty Cummins 4500 (Dump)
(2) 2014 Dodge Ram 3500
2015 Dodge Ram 3500
2016 Dodge Ram 2500
2018 Dodge Ram 2500
(2) - 2022 Dodge Ram 2500

CARMODY
Lawn Services
309.740.5700

References

Company: NHS Property Management

Contact Name: Jon Symmonds

Phone Number: 309-689-1700

Email: jon@nhspm.com

Company: Dunlap CUSD

Contact Name: Scott Adreon

Phone Number: 217-840-6107

Email: sadreon@dunlapcusd.net

Company: Morton Community Bank

Contact Name: Bradley Barberis

Phone Number: 309-407-3911

Email: Bradley.barberis@mortonbank.com

CARMODY
Lawn Services
309.740.5700

Staff Contacts

Primary Contact: Zach Reeder

Owner: Zach Reeder

Phone: 309-621-1906

Email: zach.carmodyservices@gmail.com

Operating Manager: Steve Carver

Phone: 309-208-7592

Email: Stevecarmodyservices@gmail.com

Billing: Megan Reeder

Email: megan.carmodyservices@gmail.com

Office: Samantha Adami

Phone: 309-740-5700

Email: Samantha.carmodyservices@gmail.com

City of Pekin Mowing Crew:

Dave Siebert

Steve Carver

Grant Wallenfang

Joe Sassman

Josh Avery

(*subject to change depending on staffing availability)

RFP Score Sheet

2025 City Mowing District 1

		$ 14,985.00	$ 30,000.00	$ 19,200.00	$ 41,800.00
Criteria	Weight	Carmody	Classy Grass	Easier Grounds	Premier
Cost	50%	10.00	5.00	8.00	3.00
Experience	25%	10.00	4.00	10.00	5.00
Equipment	10%	10.00	10.00	10.00	10.00
Subcontractors	5%	10.00	10.00	10.00	8.00
References	5%				
Location	5%	8.00	8.00	9.00	8.00
Total	100%	9.40	5.40	8.45	4.55

Scored By: Ryan Krause
Nikki Quarello
Jeff Williams
Josh Wray

RFP Score Sheet

2025 City Mowing District 2

Criteria	Weight	$ 33,486.73 Carmody	$ 37,600.00 Easier Grounds	$ 35,175.00 Low Better	$ 61,050.00 Premier
Cost	50%	10.00	9.00	10.00	5.00
Experience	25%	10.00	10.00	6.00	5.00
Equipment	10%	10.00	10.00	5.00	10.00
Subcontractors	5%	10.00	10.00	10.00	8.00
References	5%				
Location	5%	8.00	9.00	8.00	8.00
Total	100%	9.40	8.95	7.90	5.55

Scored By: Ryan Krause
Nikki Quarello
Jeff Williams
Josh Wray

RFP Score Sheet

2025 City Mowing District 3

Criteria	Weight	$ 14,400.00 Carmody	$ 40,000.00 Classy Grass	$ 24,000.00 Easier Grounds	$ 27,175.00 Premier
Cost	50%	10.00	3.00	6.00	6.00
Experience	25%	10.00	4.00	10.00	5.00
Equipment	10%	10.00	10.00	10.00	10.00
Subcontractors	5%	10.00	10.00	10.00	8.00
References	5%				
Location	5%	8.00	8.00	9.00	8.00
Total	100%	9.40	4.40	7.45	6.05

Scored By: Ryan Krause
Nikki Quarello
Jeff Williams
Josh Wray

REQUEST FOR COUNCIL ACTION

Agenda Date: April 7, 2025
To: Members of the City Council
From: Joshua Wray, Economic Development Director

AGENDA ITEM: Resolution No. 259-24/25 Approving a Service Agreement with JW Lawn Services for the 2025 Mowing Season - District 4 and Approving a 3-Year Service Agreement with JW Lawn Services for the Pekin Municipal Airport

DESCRIPTION: Each year, the City contracts for mowing and landscape maintenance of several City-owned properties and right-of-ways around town. This year, Public Property Supervisor Ryan Krause wanted to reorganize the mowing districts, so staff held a pre-submittal meeting on Friday, March 7. The airport mowing district was done under a separate RFP so that Airport Manager Mike Cruce could ensure compliance with FAA requirements. Proposals for both RFPs were due on March 19. We received 8 completed proposals for the general City mowing RFP and 4 completed proposals for the Airport mowing RFP. One additional proposal was sent in after the published deadline, so staff did not consider it, and that proposal was not competitive for any of the districts.

Staff scored each proposal considering cost, qualifications/experience, equipment, use of subcontractors, and company location. References were included, but staff did not feel the need to consider that criteria. The scoresheets are attached. For District 4 and the Airport District, JW Lawn was the highest scoring proposal.

Additionally, JW Lawn has offered a reduced price for the Airport District if the City agrees to a 3-year agreement. Staff has prepared the agreement to reflect 3 years for the Airport and only 1 year for District 4.

Staff recommends approval of this resolution.

FINANCIAL IMPACT:
Requested Amount: $22,500 in Public Property (FY 2026) and $41,600 in Airport (annually for 3 years), plus time and materials cost as needed
Line Item: 100-068-568001 and 525-525-538000
Category: Contractual Services
Line / Category Budgeted Amount: The FY26 proposed budget includes $100,000 in Public Property and $43,600 in Airport
Line / Category Remaining Funds: n/a
Notes: If all recommended mowing proposals are approved, the total cost to the Public Property line item will be $90,171.73 plus time and materials costs as needed.
Award Type: RFP

REVIEWED BY:

Eric Dubrowski, Finance Director	Approved - 4/1/2025
Jim Vasselli, City Attorney	New -
John Dossey, City Manager	

Sue McMillan, City Clerk

Resolution No. 259-24/25 Approving a Service Agreement with JW Lawn Services for the 2025 Mowing Season - District 4 and Approving a 3-Year Service Agreement with JW Lawn Services for the Pekin Municipal Airport

WHEREAS, the City of Pekin (the "City") is a home rule municipality as described in Section 6(a), Article VII, of the 1970 Constitution of the State of Illinois; and

WHEREAS, the City may exercise power and perform any function pertaining to its government and affairs, including, but not limited to, the power to legislate for the protection of the public health, safety, and welfare; and

WHEREAS, the City of Pekin (the "City") has previously adopted a procurement policy governing the procedures for procuring services (the "Policy"); and

WHEREAS, the Policy states that a request for proposals is an appropriate process for service contracts outside of construction where criteria other than price should be considered; and

WHEREAS, the City published a request for proposals for mowing and landscape maintenance for seven geographic districts around the community (the "2025 City Mowing RFP") as well as a separate request for proposals for mowing and landscape maintenance for the Pekin Municipal Airport (the "2025 Airport Mowing RFP"); and

WHEREAS, the City received 8 submittals to the 2025 City Mowing RFP and 4 submittals to the 2025 Airport Mowing RFP that resulted in acceptable proposals for all districts; and

WHEREAS, the City Council deems it in the best interests of the community to award District 4 and the Pekin Municipal Airport to JW Lawn Services LLC.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The foregoing findings and recitals are found to be true and correct and are incorporated herein.

Section 2. The proposal from JW Lawn Services, LLC ("Contractor") is hereby accepted and awarded for District 4 as identified in the 2025 City Mowing RFP and for the airport mowing agreement as described in the 2025 Airport Mowing RFP.

Section 3. The Mayor is hereby authorized to enter into a service contract with the Contractor in substantially the same form as the draft agreement attached hereto and incorporated herein as Exhibit A.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

Section 5. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict

herewith are, to the extent of such conflict, hereby superseded.

RESULT:	**(0 TO 0)**
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	

ADOPTED AND APPROVED at a Special meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A

Service Agreement
Mowing, Landscaping, and Right-of-Way Maintenance

This Mowing, Landscaping, and Right-of-Way Maintenance Service Agreement ("Agreement") is entered into by and between the City of Pekin ("City"), an Illinois municipal corporation and JW Lawn Services, LLC ("Contractor"), an Illinois Corporation. The signatories to this Agreement may be referred to herein individually as a "Party" and collectively as the "Parties."

1. Award
The City has awarded this agreement to the Contractor in accordance with the City's procurement requirements and the Contractor's submittals to the request for proposals attached hereto and incorporated herein as Exhibit 1 and Exhibit 2.

2. Term
For District 4, the term of this obligation shall be from April 7, 2025 to November 21, 2025.

For the Airport District, the term of this obligation shall be from the first Monday in April to Third Friday in November of each year from 2025 through 2027.

3. Compensation
Compensation for the normal scope of work shall be a flat fee for the entire term of this agreement as follows:

District 4 – $22,500.00
Airport District – $41,600.00 per year

Contractor will be paid the flat fee for each district in 8 equal installments. Invoicing for multiple districts may be combined on one invoice but must be itemized. Contractors must submit an invoice for each installment in the first week of each month starting in May and ending in December. Payment shall be due by the City to the Contractor on a Net 30 basis and shall be in accordance with the Prompt Payment Act.

Any charges for Supplementary Work as described in Section 4 herein shall be billed at the following rates:

Zero Turn Mowing - $70.00 per hour
Skid Loader Work - $100.00 per hour
Tractor and Batwing Mowing - $100.00 per hour

Such charges, as well as deductions for fines, shall be included on the regular monthly invoice but shown separate from the installment charge.

4. Contractor Scope of Work
The work to be completed includes anticipated weekly mowing of all established grasses and vegetation within each reported area in a neat and professional manner. Vegetation in and around

structures, walks, trees, parking areas, sidewalks, or other similar items shall be mowed to a neat appearance as well as string trimmed (weed eater, weed whipping, etc.) or edged when appropriate. The Contractor shall inform itself of all the conditions under which the work is to be performed concerning the site of the work, the obstacles which may be encountered, and all other relevant matters concerning the work to be performed under this contract.

It will be the responsibility of the Contactor to factor weather into their services. The Contractor is encouraged to use its best discretion operating within unfavorable mowing conditions. However, the Contractor is not to mow areas that are likely to be damaged by equipment due to excessive moisture. These areas are to be reported to the Public Property Supervisor, or designee, to make scheduling accommodations.

Additional work may be requested by the Public Property Supervisor, or designee, within each district and will be billed on a time and material basis and billed separately on a monthly basis. The City's expectation is that these areas are to be kept in a neat and orderly groomed appearance at all times, and the Contractor is responsible for maintaining a mowing cycle for each area to meet this expectation, subject to review and approval of the Public Property Supervisor. The Contractor must be able to respond to and comply with all requirements listed in this section.

Failure to comply may result in fines or cancellation. Requirements include:

- Grass height must be maintained between three and five inches throughout the contract term.
- Clippings will not be mowed or blown into the public right-of-way or onto private property.
- Clippings will not be mowed or blown onto runways or taxiways.
- Clippings from the following locations must be removed from the property:
    - Park Avenue median
    - City Hall
    - Veterans Cemetery
- Landscape maintenance shall be as follows:
    - Shrub trimming once in May and once in October
    - Weed pulling from landscaping
    - Leaves and trash removal
- Mowing over garbage is prohibited. All garbage must be picked up and disposed of prior to mowing and at the expense of the Contractor.
- Contractor will be liable for damage to public and private property including but not limited to trees, light posts, sign posts, fences, buildings, and vehicles.
- Equipment operators must at all times wear high-visibility, reflective safety vests, jackets, or shirts while operating equipment in road ROW and medians. Hearing and eye protection is required at all times. Contractor must adhere to all requirements of law including FAA regulations and OSHA regulations as applicable.

Supplementary Work: The City may require mowing and landscape maintenance work from time to time that is out of the normal scope of work to be charged by the Contractor on a time and materials basis. Supplementary Work shall only be performed at the direction of the Public Property Supervisor, or designee.

Communication: Contractor shall supply cell phone numbers, daytime office numbers, and fax numbers of supervisors handling this contract. The Contractor shall return all calls within two (2) hours of the City placing the call. On-site response time for complaints must be made within twenty-four (24) hours of the initial call being made by the City. The Contractor must have clear verbal and written communication with the City.

5. Maintenance Area
The Contractor shall be responsible for the following maintenance areas as described in the Request for Proposals for 2025 Mowing, Landscaping, and Right-of-Way Maintenance:

District 4

The Contractor shall also be responsible for the maintenance as described in the Request for Proposals for 2025 Pekin Airport Mowing (the "Airport District").

While the City has made effort to accurately depict each of these areas accurately, some mapping discrepancies may be present, so the Public Property Supervisor shall have the final say on the exact bounds of each area to be mowed and maintained.

6. Subcontractors
Subcontracting is allowed under this Agreement as long as subcontractor meets all requirements herein. Subcontractors identified after the start of the season must be approved by the Public Property Supervisor, and will come at no additional cost to the City. Subcontractors' certificates of insurance and proof of worker's compensation coverage as required under Illinois law must be provided to the Public Property Supervisor before performing any work under this Agreement.

It is mutually understood and agreed that the Contractor shall not assign, transfer, convey, sublet, or otherwise dispose of this contract or his right, title, or interest therein, or his power to execute such contract, to any other person, firm, or corporation, without the previous written consent of an authorized representative of the City of Pekin; but in no case shall consent relieve the Contractor from his obligations or change the terms of the contract.

7. Insurance and Liability
Contractor must maintain a certificate of liability insurance and automobile/mowing equipment insurance naming the City as additional insured with at least $1 million per occurrence. This requirement applies to all subcontractors.

Contractor must also maintain worker's compensation coverage as required under Illinois law. This requirement applies to all subcontractors as well.

The Contractor shall assume full responsibility for the actions of its employees, agents, and subcontractors and shall repair or replace any damaged item or area of the City properties caused by the actions of its employees or agents unless said damage occurred under circumstances beyond their reasonable control as determined by the City.

Any damage of public or private property caused by the Contractor's operations shall be resolved with the property owner within thirty (30) days after damage occurs to the satisfaction of the City.

The Contractor shall inform the City of any damage caused by the Contractor's operation on the day such damage occurs. Should the damage not be rectified within the time frame agreed upon or to the satisfaction of the City, the City reserves the right to repair or replace that which was damaged or assess the Contractor such cost as may be reasonable and related to damaged caused by the Contractor, and deduct these costs from any payment due the Contractor.

8. Default, Fines, and Cancellation

This Agreement may be canceled by the City by seven (7) days' written notice of default to the Contractor upon nonperformance or violation of terms. Failure of the Contractor to deliver services within the time stipulated, unless extended in writing by the City of Pekin, shall constitute default.

In lieu of notice of default, at the City's discretion, fines may be assessed against the Contractor if any of the requirements herein are not adhered to. Contractor will be given notice if any portion of work needs to be performed, and the Contractor will have forty-eight (48) hours, not including Sundays or federal holidays, to complete such work. After forty-eight (48) hours, City personnel may perform the work, and a fine of three hundred dollars ($300) per hour worked, minimum one hour, shall be assessed against the Contractor. Other documented violations may result in fines of three hundred dollars ($300) per violation, and multiple or repeated violations may result in contract termination.

The City reserves the right to terminate this Agreement in whole or in part at any time during the term of the contract upon thirty (30) days' written notice to the Contractor.

This Agreement may be canceled by the Contractor by seven (7) days' written notice of default to the City upon nonperformance or violation of terms. Failure of the City to make payment for services shall constitute default.

The Contractor reserves the right to terminate this Agreement in whole or in part at any time during the term of the contract upon thirty (30) days' written notice to the City.

9. Notices

City of Pekin

If for District 4:
Ryan Krause
Public Property Supervisor
111 S Capitol Street
Pekin, IL 61554
rkrause@ci.pekin.il.us

If for Airport District:
Mike Cruce
Airport Manager
111 S Capitol Street
Pekin, IL 61554
mcruce2@ci.pekin.il.us

Contractor:
Jeff Worms
JW Lawn Services, LLC
8215 S Gollon Road
Peoria, IL 61607
jbworms1@yahoo.com

IN WITNESS WHEREOF, the Parties hereto, acting by and through their duly authorized officers under authority duly granted by their respective governing bodies, have caused this Agreement to be executed, which will be effective and binding upon the Parties only as of the date that both Parties have executed this Agreement.

Contractor

By: _____ Date: _____

City

By: _____ Date: _____

Exhibit 1
Contractor Submittal to
Request for Proposals for 2025 Mowing, Landscaping, and Right-of-Way Maintenance

[to be attached]

Exhibit 2
Contractor Submittal to
Request for Proposals for 2025 Pekin Airport Mowing

[to be attached]

Exhibit B

Proposal Form

Contact Information

Company Name: JW Lawn Services LLC **Email:** Jbworms1@yahoo.com

Address: 8215 S. Gallon Rd Peoria 61607 **Phone:** 309-264-5108

Primary Contact: Jeff Worms **Phone:** 309-264-5108

Flat Cost Proposals

Please provide a cost proposal for the entire 2025 mowing season, April 15 – November 30. The contractor is not required to place a cost proposal on every district. Only provide cost proposals for any combination of the districts that align with the contractor's capabilities.

District 1	$	/yr
District 2	$	/yr
District 3	$	/yr
District 4	$ 22,500.00	/yr
District 5	$	/yr
District 6	$	/yr
District 7	$	/yr

Time and Materials Cost Proposals

Please provide an hourly rate for time and material (T&M) to be completed as it is described within the RFP. As a reminder, time and material work is not guaranteed.

Time & Materials Hourly Rate	$	/hr

Zero Turn – 70.00
Skid Loader – 100.00
Tractor + bolwing – 100.00 / Hr.

Supplementary Work

The City may require mowing and landscape maintenance work from time to time that is out of the scope of this RFP. Would you like to include your Time & Materials hourly rate listed above as an official quote for this supplementary work? This question has no effect on review of the RFP.

Yes ☒ No ☐

Qualifications and Experience

Please provide a short description of the contractor's qualifications and experience that clearly demonstrates ability to perform all obligations under this RFP. Prior commercial mowing experience is strongly preferred. Additional sheets may be attached.

I have owned my mowing business since 2001. I have experience with mowing large properties with zero turn mowers + Tractor, 15' batwing mowers. I also have experience operating skidsteer with several attachments including buckets, grapple, brushcutter, stumpbucket and others. I have mowed for the city of Pekin the past 3 yrs. including Districts 3, 7, 8

Equipment

Please provide a short description of the contractor's equipment to be utilized in performing services for the City.

JD 970 72" zero Turn - Cubcadet Pro Z 900 72" zeroturn
Exmark Lazer Z 72" zeroturn - Cubcadet PRO 60" zeroturn
2022 NH workmaster 75 Hp Tractor with 15' batwing mower
JD 2630 80 Hp. Tractor with 7' brush hog mower
Takeuchi TL10 Skidloader with several attachments

Subcontractors

Please provide a list of subcontractors that will be utilized.

None

References

Please provide up to three professional references: name, email, and phone number.

H&S Mechanical / Shawn Howard - shawn@hsmechanicalinc.com / Bartonville 309-369-4217

Sharon Danner - Meadowlark Ln Pekin 309 346-6916

Amerhart / Paul Desjardins - paul.desjardins@amerhart.com 309-347-1118

Attachments

Please attached the following documentation for contractor and all subcontractors:

- Certificate of liability insurance (must not be expired)
- Automobile/mowing equipment insurance (must not be expired)
- Proof of statutory worker's compensation coverage under Illinois law

Submittal

By submitting this proposal form, you hereby proclaim that the submitted information is truthful and accurate and that cost proposals submitted will be honored throughout the entire season. You also acknowledge that your proposal is not a binding contract but that you are willing and able to enter into a binding contract with the City under materially the same terms as described in this RFP and in your proposal.

Name: Jeff Worms

Title: owner operator

Signature: Jeff Worms

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/13/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

StateFarm

Greg Kurtenbach State Farm
314 N. Sangamon Ave.
Gibson City IL 60936

CONTACT NAME: Greg Kurtenbach
PHONE (A/C, No, Ext): 217-784-8343 FAX (A/C, No):
E-MAIL ADDRESS: greg.kurtenbach.rcg3@statefarm.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Fire and Casualty Company	25143
INSURER B : State Farm Mutual Insurance Company	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

JW Lawn Services, Inc.
8215 S Gollon Rd
Peoria IL 61607-9520

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD'L INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	N	N	93-PC-H297-9	02/10/2025	02/10/2026	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
B	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] HIRED AUTOS ONLY [X] SCHEDULED AUTOS [ ] NON-OWNED AUTOS ONLY			0689170-SFP-13	11/07/2024	05/07/2025	COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$ 250,000
							BODILY INJURY (Per accident)	$ 500,000
							PROPERTY DAMAGE (Per accident)	$ 100,000
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [N] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	93-N6-X217-5	02/10/2025	02/10/2026	[X] PER STATUTE [ ] OTH-ER	$
							E.L. EACH ACCIDENT	$ 100,000
							E.L. DISEASE - EA EMPLOYEE	$ 100,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000
A	MOBILE EQUIPMENT			93-PC-H297-9	02/10/2025	02/10/2026		$114,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CITY OF PEKIN
111 S CAPITAL
PEKIN IL 61554

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Michelle Bressel

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Exhibit B

Proposal Form

Contact Information

Company Name: JW Lawn Services LLC **Email:** jbworms1@yahoo.com

Address: 8215 S. Galloway Rd Peoria 61607 **Phone:** 309-264-5108

Primary Contact: Jeff Worms **Phone:** 309-264-5108

Flat Cost Proposals

Please provide a cost proposal for the entire 2025 mowing season, April 15 – November 30.

Flat Cost	$ 43,600.00 /yr

OR - 3yr contract AT 41,600.00 per yr.

Time and Materials Cost Proposals

Please provide an hourly rate for time and material (T&M) to be completed as it is described within the RFP. As a reminder, time and material work is not guaranteed.

Time & Materials Hourly Rate	$ /hr

Zero Turn mowing - 70.00/hr.

Tractor + Batwing mowing - 100.00/hr.

Skid loader - 100.00/hr.

Qualifications and Experience

Please provide a short description of the contractor's qualifications and experience that clearly demonstrates ability to perform all obligations under this RFP. Prior commercial mowing experience is strongly preferred. Additional sheets may be attached.

I have owned my mowing business since 2001. I have experience with mowing large properties with zero turn mowers & Tractor, 15' batwing mowers. I also have experience operating skidsteer with several attachments including buckets, grapple, brushcutter, stumpbucket and others. I have mowed for the city of Pekin the past 3 yrs. including Districts 3, 7, 8

Equipment

Please provide a short description of the contractor's equipment to be utilized in performing services for the City.

JD 970 72" zero Turn - Cubcadet Pro Z 900 72" zeroturn
Exmark Lazer Z 72" zeroturn - Cubcadet PRO 60" zeroturn
2022 NH workmaster 75 Hp Tractor with 15' batwing mower
JD 2630 80 Hp. Tractor with 7' brush hog mower
Takeuchi TL10 Skidloader with several attachments

Subcontractors

Please provide a list of subcontractors that will be utilized.

None

References

Please provide up to three professional references: name, email, and phone number.

309-369-4217

H&S Mechanical / Shawn Howard - shawn@hsmechanicalinc.com / Bartonville

Sharon Danner - Meadowlark Ln Pekin 309 346-6916

Amerhart / Paul Desjardins - paul.desjardins@amerhart.com 309-347-1118

Attachments

Please attached the following documentation for contractor and all subcontractors:

- Certificate of liability insurance (must not be expired)
- Automobile/mowing equipment insurance (must not be expired)
- Proof of statutory worker's compensation coverage under Illinois law

Submittal

By submitting this proposal form, you hereby proclaim that the submitted information is truthful and accurate and that cost proposals submitted will be honored throughout the entire season. You also acknowledge that your proposal is not a binding contract but that you are willing and able to enter into a binding contract with the City under materially the same terms as described in this RFP and in your proposal.

Name: Jeff Worms

Title: owner operator

Signature: Jeff Worms

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/13/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

StateFarm

Greg Kurtenbach State Farm
314 N. Sangamon Ave.
Gibson City IL 60936

CONTACT NAME: Greg Kurtenbach
PHONE (A/C, No, Ext): 217-784-8343 FAX (A/C, No):
E-MAIL ADDRESS: greg.kurtenbach.rcg3@statefarm.com

INSURER(S) AFFORDING COVERAGE	NAIC #
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INSR LTR	TYPE OF INSURANCE	ADD'L INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC OTHER:	N	N	93-PC-H297-9	02/10/2025	02/10/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] HIRED AUTOS ONLY [X] SCHEDULED AUTOS [ ] NON-OWNED AUTOS ONLY			0689170-SFP-13	11/07/2024	05/07/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ 250,000 $ 500,000 $ 100,000 $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $ $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [N] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	93-N6-X217-5	02/10/2025	02/10/2026	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ 100,000 $ 100,000 $ 500,000
A	MOBILE EQUIPMENT			93-PC-H297-9	02/10/2025	02/10/2026		$114,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CITY OF PEKIN
111 S CAPITAL
PEKIN IL 61554

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Michelle Dressel

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RFP Score Sheet

2025 City Mowing District 4

		$ 56,000.00	$ 22,500.00	$ 38,750.00
Criteria	Weight	Easier Grounds	JW Lawn	Premier
Cost	50%	5.00	10.00	7.00
Experience	25%	10.00	10.00	5.00
Equipment	10%	10.00	10.00	10.00
Subcontractors	5%	10.00	10.00	8.00
References	5%			
Location	5%	9.00	8.00	8.00
Total	100%	6.95	9.40	6.55

Scored By: Ryan Krause
Nikki Quarello
Jeff Williams
Josh Wray

RFP Score Sheet
2025 Airport Mowing

		$ 46,200.00	$ 43,600.00	$ 37,460.90	$ 42,250.00
Criteria	Weight	Easier Grounds	JW Lawn	Jimax	Premier
Cost	40%	7.00	8.00	10.00	8.00
Experience	30%	5.00	10.00	7.00	5.00
Equipment	15%	3.00	10.00	10.00	8.00
Subcontractors	5%	10.00	10.00	10.00	10.00
References	5%				
Location	5%	9.00	8.00	8.00	8.00
Total	100%	5.70	8.60	8.50	6.80

Scored By: Mike Cruce
Josh Wray

REQUEST FOR COUNCIL ACTION

Agenda Date: April 7, 2025
To: Members of the City Council
From: Joshua Wray, Economic Development Director

AGENDA ITEM: Resolution No. 260-24/25 Approving a Service Agreement with Easier Grounds Management for the 2025 Mowing Season - Districts 5 and 6

DESCRIPTION: Each year, the City contracts for mowing and landscape maintenance of several City-owned properties and right-of-ways around town. This year, Public Property Supervisor Ryan Krause wanted to reorganize the mowing districts, so staff held a pre-submittal meeting on Friday, March 7. The airport mowing district was done under a separate RFP so that Airport Manager Mike Cruce could ensure compliance with FAA requirements. Proposals were due on March 19. We received 8 completed proposals for the general City mowing RFP. One additional proposal was sent in after the published deadline, so staff did not consider it, and that proposal was not competitive for any of the districts.

Staff scored each proposal considering cost, qualifications/experience, equipment, use of subcontractors, and company location. References were included, but staff did not feel the need to consider that criteria. The scoresheet is attached. For Districts 5 and 6, Easier Grounds Management was the highest scoring proposal.

Staff recommends approval of this resolution.

FINANCIAL IMPACT:
Requested Amount: $4,800 in Public Property and $3,200 in Library, plus time and materials cost as needed
Line Item: 100-068-568001 and 924-924-568001
Category: Contractual Services
Line / Category Budgeted Amount: The proposed FY26 budget includes $250,000 in Public Property and $9,600 in Library
Line / Category Remaining Funds: n/a
Notes: If all recommended mowing proposals are approved, the total cost to this line item will be $90,171.73 plus time and materials costs as needed.
Award Type: RFP

REVIEWED BY:

Eric Dubrowski, Finance Director	Approved - 4/1/2025
Jim Vasselli, City Attorney	New -
John Dossey, City Manager	
Sue McMillan, City Clerk	

Resolution No. 260-24/25 Approving a Service Agreement with Easier Grounds Management for the 2025 Mowing Season - Districts 5 and 6

WHEREAS, the City of Pekin (the "City") is a home rule municipality as described in Section 6(a), Article VII, of the 1970 Constitution of the State of Illinois; and

WHEREAS, the City may exercise power and perform any function pertaining to its government and affairs, including, but not limited to, the power to legislate for the protection of the public health, safety, and welfare; and

WHEREAS, the City of Pekin (the "City") has previously adopted a procurement policy governing the procedures for procuring services (the "Policy"); and

WHEREAS, the Policy states that a request for proposals is an appropriate process for service contracts outside of construction where criteria other than price should be considered; and

WHEREAS, the City published a request for proposals for mowing and landscape maintenance for seven geographic districts around the community (the "2025 Mowing RFP"); and

WHEREAS, the City received 8 submittals to the 2025 Mowing RFP that resulted in acceptable proposals for all districts; and

WHEREAS, the City Council deems it in the best interests of the community to award Districts 5 and 6 to Easier Grounds Management.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The foregoing findings and recitals are found to be true and correct and are incorporated herein.

Section 2. The proposal Easier from Grounds Management LLC ("Contractor") is hereby accepted and awarded for Districts 5 and 6 as identified in the 2025 Mowing RFP.

Section 3. The Mayor is hereby authorized to enter into a service contract with the Contractor in substantially the same form as the draft agreement attached hereto and incorporated herein as Exhibit A.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

Section 5. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

RESULT:	**(0 TO 0)**

MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	

ADOPTED AND APPROVED at a Special meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A

Service Agreement
Mowing, Landscaping, and Right-of-Way Maintenance

This Mowing, Landscaping, and Right-of-Way Maintenance Service Agreement ("Agreement") is entered into by and between the City of Pekin ("City"), an Illinois municipal corporation and Easier Grounds Management LLC ("Contractor"), an Illinois Corporation. The signatories to this Agreement may be referred to herein individually as a "Party" and collectively as the "Parties."

1. Award
The City has awarded this agreement to the Contractor in accordance with the City's procurement requirements and the Contractor's submittal to the request for proposals attached hereto and incorporated herein as Exhibit 1.

2. Term
The term of this obligation shall be from April 7, 2025 to November 21, 2025.

3. Compensation
Compensation for the normal scope of work shall be a flat fee for the entire term of this agreement as follows:

District 5 – $4,800.00
District 6 – $3,200.00

Contractor will be paid the flat fee for each district in 8 equal installments. Invoicing for multiple districts may be combined on one invoice but must be itemized. Contractors must submit an invoice for each installment in the first week of each month starting in May and ending in December. Payment shall be due by the City to the Contractor on a Net 30 basis and shall be in accordance with the Prompt Payment Act.

Any charges for Supplementary Work as described in Section 4 herein shall be billed at $75.00 per hour. Such charges, as well as deductions for fines, shall be included on the regular monthly invoice but shown separate from the installment charge.

4. Contractor Scope of Work
The work to be completed includes anticipated weekly mowing of all established grasses and vegetation within each reported area in a neat and professional manner. Vegetation in and around structures, walks, trees, parking areas, sidewalks, or other similar items shall be mowed to a neat appearance as well as string trimmed (weed eater, weed whipping, etc.) or edged when appropriate. The Contractor shall inform itself of all the conditions under which the work is to be performed concerning the site of the work, the obstacles which may be encountered, and all other relevant matters concerning the work to be performed under this contract.

It will be the responsibility of the Contactor to factor weather into their services. The Contractor is encouraged to use its best discretion operating within unfavorable mowing conditions. However, the Contractor is not to mow areas that are likely to be damaged by equipment due to excessive

moisture. These areas are to be reported to the Public Property Supervisor, or designee, to make scheduling accommodations.

Additional work may be requested by the Public Property Supervisor, or designee, within each district and will be billed on a time and material basis and billed separately on a monthly basis. The City's expectation is that these areas are to be kept in a neat and orderly groomed appearance at all times, and the Contractor is responsible for maintaining a mowing cycle for each area to meet this expectation, subject to review and approval of the Public Property Supervisor. The Contractor must be able to respond to and comply with all requirements listed in this section.

Failure to comply may result in fines or cancellation. Requirements include:

- Grass height must be maintained between three and five inches throughout the contract term.
- Clippings will not be mowed or blown into the public right-of-way or onto private property.
- Clippings from the following locations must be removed from the property:
    - Park Avenue median
    - City Hall
    - Veterans Cemetery
- Landscape maintenance shall be as follows:
    - Shrub trimming once in May and once in October
    - Weed pulling from landscaping
    - Leaves and trash removal
- Mowing over garbage is prohibited. All garbage must be picked up and disposed of prior to mowing and at the expense of the Contractor.
- Contractor will be liable for damage to public and private property including but not limited to trees, light posts, sign posts, fences, buildings, and vehicles.
- Equipment operators must at all times wear high-visibility, reflective safety vests, jackets, or shirts while operating equipment in road ROW and medians. Hearing and eye protection is required at all times. Contractor must adhere to all requirements of law including OSHA regulations as applicable.

Supplementary Work: The City may require mowing and landscape maintenance work from time to time that is out of the normal scope of work to be charged by the Contractor on a time and materials basis. Supplementary Work shall only be performed at the direction of the Public Property Supervisor, or designee.

Communication: Contractor shall supply cell phone numbers, daytime office numbers, and fax numbers of supervisors handling this contract. The Contractor shall return all calls within two (2) hours of the City placing the call. On-site response time for complaints must be made within twenty-four (24) hours of the initial call being made by the City. The Contractor must have clear verbal and written communication with the City.

5. Maintenance Area

The Contractor shall be responsible for the following maintenance areas as described in the Request for Proposals for 2025 Mowing, Landscaping, and Right-of-Way Maintenance:

District 5 and District 6

While the City has made effort to accurately depict each of these areas accurately, some mapping discrepancies may be present, so the Public Property Supervisor shall have the final say on the exact bounds of each area to be mowed and maintained.

6. Subcontractors
Subcontracting is allowed under this Agreement as long as subcontractor meets all requirements herein. Subcontractors identified after the start of the season must be approved by the Public Property Supervisor, and will come at no additional cost to the City. Subcontractors' certificates of insurance and proof of worker's compensation coverage as required under Illinois law must be provided to the Public Property Supervisor before performing any work under this Agreement.

It is mutually understood and agreed that the Contractor shall not assign, transfer, convey, sublet, or otherwise dispose of this contract or his right, title, or interest therein, or his power to execute such contract, to any other person, firm, or corporation, without the previous written consent of an authorized representative of the City of Pekin; but in no case shall consent relieve the Contractor from his obligations or change the terms of the contract.

7. Insurance and Liability
Contractor must maintain a certificate of liability insurance and automobile/mowing equipment insurance naming the City as additional insured with at least $1 million per occurrence. This requirement applies to all subcontractors.

Contractor must also maintain worker's compensation coverage as required under Illinois law. This requirement applies to all subcontractors as well.

The Contractor shall assume full responsibility for the actions of its employees, agents, and subcontractors and shall repair or replace any damaged item or area of the City properties caused by the actions of its employees or agents unless said damage occurred under circumstances beyond their reasonable control as determined by the City.

Any damage of public or private property caused by the Contractor's operations shall be resolved with the property owner within thirty (30) days after damage occurs to the satisfaction of the City. The Contractor shall inform the City of any damage caused by the Contractor's operation on the day such damage occurs. Should the damage not be rectified within the time frame agreed upon or to the satisfaction of the City, the City reserves the right to repair or replace that which was damaged or assess the Contractor such cost as may be reasonable and related to damaged caused by the Contractor, and deduct these costs from any payment due the Contractor.

8. Default, Fines, and Cancellation
This Agreement may be canceled by the City by seven (7) days' written notice of default to the Contractor upon nonperformance or violation of terms. Failure of the Contractor to deliver services within the time stipulated, unless extended in writing by the City of Pekin, shall constitute default.

In lieu of notice of default, at the City's discretion, fines may be assessed against the Contractor if any of the requirements herein are not adhered to. Contractor will be given notice if any portion of work needs to be performed, and the Contractor will have forty-eight (48) hours, not including Sundays or federal holidays, to complete such work. After forty-eight (48) hours, City personnel

may perform the work, and a fine of three hundred dollars ($300) per hour worked, minimum one hour, shall be assessed against the Contractor. Other documented violations may result in fines of three hundred dollars ($300) per violation, and multiple or repeated violations may result in contract termination.

The City reserves the right to terminate this Agreement in whole or in part at any time during the term of the contract upon thirty (30) days' written notice to the Contractor.

This Agreement may be canceled by the Contractor by seven (7) days' written notice of default to the City upon nonperformance or violation of terms. Failure of the City to make payment for services shall constitute default.

The Contractor reserves the right to terminate this Agreement in whole or in part at any time during the term of the contract upon thirty (30) days' written notice to the City.

9. Notices

City of Pekin:
Ryan Krause
Public Property Supervisor
111 S Capitol Street
Pekin, IL 61554
rkrause@ci.pekin.il.us

Contractor:
Austin Moberly
Easier Grounds Management
109 Maple Street, PO Box 2
South Pekin, IL 61564
zach.carmodyservices@gmail.com

IN WITNESS WHEREOF, the Parties hereto, acting by and through their duly authorized officers under authority duly granted by their respective governing bodies, have caused this Agreement to be executed, which will be effective and binding upon the Parties only as of the date that both Parties have executed this Agreement.

Contractor

By: _____ Date: _____

City

By: _____ Date: _____

Exhibit 1
Contractor Submittal to
Request for Proposals for 2025 Mowing, Landscaping, and Right-of-Way Maintenance

[to be attached]

EASIER GROUNDS
MANAGEMENT

Post Office Box 2, South Pekin, Illinois 61564
(309) 328-0400 | hello@easiergrounds.com | www.easiergrounds.com

Friday, March 14, 2025

City of Pekin, City Hall
City Clerk
RFP - 2025 Mowing
111 South Capitol Street
Pekin, Illinois 61554

To Whom This May Concern,

I hope this letter finds you well. My name is Austin Moberly, and I am proud to introduce Easier Grounds Management, a trusted grounds management company serving the Pekin, Illinois, area since 1989. Originally founded by Ray Moberly and under my sole ownership since 2018, we have built a solid reputation for excellence, reliability, and outstanding client service.

Based in South Pekin, Illinois, Easier Grounds Management is fully licensed and insured. We offer a comprehensive range of services, including lawn and landscape maintenance and snow and ice management. Our team is passionate about delivering exceptional results and building long-term client relationships.

We've had the privilege of working with prominent clients in Central Illinois, including Amazon, Carle Health, City of Pekin, and Menards, along with many other commercial properties. These partnerships reflect our dedication to quality and client satisfaction.

Should you choose Easier Grounds Management, I will personally oversee the management of your properties to ensure they receive the highest level of care and attention to detail.

Enclosed, you will find a detailed proposal outlining our services, pricing, and qualifications. If you have any questions or would like more details about our services, please do not hesitate to reach out. I truly appreciate your time and consideration and look forward to the opportunity to partner with you and demonstrate the quality of our work.

Sincerely,

Austin Moberly
Production Manager, Easier Grounds Management

Exhibit B

Proposal Form

Contact Information

Company Name: EASIER GROUNDS MANAGEMENT **Email:** HELLO @ EASIERGROUNDS.COM

Address: PO BOX 2, SOUTH PEKIN, IL 61564 **Phone:** (309) 328 - 0400

Primary Contact: AUSTIN MOBERLY **Phone:** (309) 360-6598

Flat Cost Proposals

Please provide a cost proposal for the entire 2025 mowing season, April 15 – November 30. The contractor is not required to place a cost proposal on every district. Only provide cost proposals for any combination of the districts that align with the contractor's capabilities.

District 1	$	19,200	/yr
District 2	$	37,600	/yr
District 3	$	24,000	/yr
District 4	$	56,000	/yr
District 5	$	4,800	/yr
District 6	$	3,200	/yr
District 7	$	30,400	/yr

Time and Materials Cost Proposals

Please provide an hourly rate for time and material (T&M) to be completed as it is described within the RFP. As a reminder, time and material work is not guaranteed.

Time & Materials Hourly Rate	$	75	/hr

Supplementary Work

The City may require mowing and landscape maintenance work from time to time that is out of the scope of this RFP. Would you like to include your Time & Materials hourly rate listed above as an official quote for this supplementary work? This question has no effect on review of the RFP.

Yes [X] No [ ]

Qualifications and Experience

Please provide a short description of the contractor's qualifications and experience that clearly demonstrates ability to perform all obligations under this RFP. Prior commercial mowing experience is strongly preferred. Additional sheets may be attached.

SEE ATTACHED.

Equipment

Please provide a short description of the contractor's equipment to be utilized in performing services for the City.

SEE ATTACHED.

Subcontractors

Please provide a list of subcontractors that will be utilized.

SEE ATTACHED.

References

Please provide up to three professional references: name, email, and phone number.

MARCI LIGHT (309) 370-6928 MARCI.LIGHT@COMCAST.NET

ADAM BOATMAN (309) 477-4028 PEWINGENERALMANAGER@MENARDS.COM

MIKE BUSCHER (217) 553-5958 MBUSCHER@THEGROUP.COM

Attachments

Please attached the following documentation for contractor and all subcontractors:

- Certificate of liability insurance (must not be expired)
- Automobile/mowing equipment insurance (must not be expired)
- Proof of statutory worker's compensation coverage under Illinois law

Submittal

By submitting this proposal form, you hereby proclaim that the submitted information is truthful and accurate and that cost proposals submitted will be honored throughout the entire season. You also acknowledge that your proposal is not a binding contract but that you are willing and able to enter into a binding contract with the City under materially the same terms as described in this RFP and in your proposal.

Name: AUSTIN MOBERLY

Title: OWNER

Signature: [signature]

Easier Grounds Management LLC is proposing to provide lawn and landscape services to;

Client: City of Pekin
Contact: Ryan Krause, Public Property Supervisor
Phone: (309) 410-8272
Email: rkrause@ci.pekin.il.us
Address: 111 South Capitol Street, Pekin, Illinois 61554

1. **SCOPE OF SERVICE**
   a. Easier Grounds Management acknowledges and fully understands the scope of services outlined in the "2025 Mowing, Landscaping, and Right-of-Way Maintenance". This includes all service assignments, bidding instructions, and requirements detailed in the provided exhibits. We are prepared to meet all expectations set forth in the RFP and execute the work with professionalism, efficiency, and compliance with city regulations.
2. **PROPOSED PRICING**
   a. **Flat Cost Proposals**
      i. District 1: $19,200
      ii. District 2: $37,600
      iii. District 3: $24,000
      iv. District 4: $56,000
      v. District 5: $4,800
      vi. District 6: $3,200
      vii. District 7: $30,400
   b. **Time and Materials Cost Proposals**
      i. $75 Per Man Hour
3. **BUSINESS LICENSE AND INSURANCE**
   a. **Federal Employer Identification Number**
      i. 82-3465455
   b. **State of Illinois Business File Number**
      i. 06386628
   c. **City of Pekin Business License Number**
      i. BUS-2024-00038
   d. **Insurance Coverage (Provided by Cincinnati Insurance Company - Walter Brown, (309) 347-7706)**
      i. Commercial General Liability
         1. $1,000,000 Per Occurrence
      ii. Automobile Liability
         1. $1,000,000 Per Occurrence
      iii. Umbrella Coverage
         1. $2,000,000 Per Occurrence
      iv. Workers' Compensation
         1. $1,000,000 Per Occurrence
4. **STAFF**
   a. **Production Manager**
      i. Austin M., (309) 360-6598
   b. **Office Manager**
      i. Rylee M., (309) 328-0400
   c. **Field Team Members Available for City of Pekin Work (Subject to Change)**
      i. Emily M.
      ii. Zach J.
      iii. Trent J.
      iv. Ray M.
      v. Kevin M.
5. **QUALIFICATIONS AND EXPERICENCE**
   a. Easier Grounds Management is a fully licensed and insured company, providing comprehensive lawn and landscape maintenance, as well as snow and ice management services. With a team of over 10 dedicated professionals, we are committed to delivering exceptional results and fostering long-term client relationships. We have had the privilege of serving prominent clients throughout Central Illinois, including Amazon, the City of Pekin, Menards, and Sunset Plaza, along with numerous other commercial properties. These partnerships reflect our dedication to quality, reliability, and client satisfaction - a reputation we have proudly built since 1989.
   b. **Why Choose Easier Grounds Management?**
      i. Predictable and consistent service schedule for reliability and efficiency.

ii. 24/7 weather monitoring powered by trueWeather to ensure timely and informed service.
iii. Full-service site management, handling all aspects of property maintenance.
iv. Fully licensed and insured, providing peace of mind and compliance with regulations.
v. Professional, uniformed team, reflecting our commitment to excellence and professionalism.
vi. Commercial-grade equipment, ensuring efficiency and high-quality results.

6. EQUIPMENT

a. Owned Equipment

i. Easier Grounds Management operates a well-maintained fleet of commercial-grade equipment, including; 4 pickup trucks, 6 zero-turn mowers, 4 string trimmers, 4 stick edgers, 4 backpack leaf blowers, 2 handheld leaf blowers, and 2 loaders.

b. Rental Capability

i. Through strong relationships with multiple local vendors, we have the ability to rent any additional equipment as needed to meet project demands efficiently and effectively.

7. SUBCONTRACTORS

a. Easier Grounds Management does not anticipate using subcontractors for this contract. Our experienced team and owned equipment allow us to complete all required services in-house.
b. However, if necessary, we have established strong relationships with multiple local contractors, giving us the ability to subcontract specialized services to ensure all project requirements are met efficiently and effectively.

8. REFERENCES

a. Bianco Properties

i. Marci Light
1. (309) 370-6928
2. marci.light@comcast.net

b. Menards

i. Adam Boatman
1. (309) 477-4028
2. pekingeneralmanager@menards.com

c. The Real Estate Group

i. Mike Buscher
1. (217) 553-5958
2. mbuscher@thegroup.com

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/04/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Monge, Crouch & Mahoney, Inc.
1 North Seventh Street
Pekin, IL 61554

CONTACT NAME: Walter Brown
PHONE (A/C, No, Ext): 309-347-7706 FAX (A/C, No): 309-347-7705
E-MAIL ADDRESS: wbrown@mcminsure.com

INSURED
Easier Grounds Management LLC
P.O. Box 2
South Pekin, IL 61564

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: CINCINNATI INS CO	10677
INSURER B: CINCINNATI INDEMNITY CO	23280
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	✔ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ✔ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ✔ PRO-JECT ☐ LOC OTHER:	Y		ENP 0670296	11/11/2024	11/11/2025	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
A	AUTOMOBILE LIABILITY ✔ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			ENP 0670296	11/11/2024	11/11/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	✔ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $			ENP 0670296	11/11/2024	11/11/2025	EACH OCCURRENCE	$ 2,000,000
							AGGREGATE	$ 2,000,000
								$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N ☐ (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		EWC 0670295	11/11/2024	11/11/2025	✔ PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Pekin is a named additional insured on the General Liability policy.

CERTIFICATE HOLDER

City of Pekin
111 South Capitol St
Pekin, IL 61554

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Easler Grounds Management LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . S

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

PO Box 2

Requester's name and address (optional)

6 City, state, and ZIP code

South Pekin, Illinois 61564

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

☐☐☐ – ☐☐ – ☐☐☐☐

or

Employer identification number

8 2 – 3 4 6 5 4 5 5

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** [signature] **Date** 1/6/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Office of the Secretary of State

ilsos.gov

Business Entity Search

Entity Information

Entity Name	EASIER GROUNDS MANAGEMENT LLC		
Principal Address	109 MAPLE STREET PO BOX 2 SOUTH PEKIN,IL 61564		
File Number	06386628	**Status**	ACTIVE on 10-13-2024
Entity Type	LLC	**Type of LLC**	Domestic
Org. Date/Admission Date	11-15-2017	**Jurisdiction**	IL
Duration	PERPETUAL		
Annual Report Filing Date	10-13-2024	**Annual Report Year**	2024
Agent Information	AUSTIN MOBERLY 109 MAPLE ST SOUTH PEKIN, IL 61564-7523	**Agent Change Date**	10-17-2022

Services and More Information

BUS-2024-00(

Business Registration License

BY THE AUTHORITY OF THE

CITY OF PEKIN

EASIER GROUNDS MANAGEMENT

At 109 MAPLE ST in the City of PEKIN, ILLINOIS 61554

has this day been duly registered as a LICENSED BUSINESS and is authorized to engage in business within the City of Pekin.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of said City to be hereunto affixed,

at Pekin, this day of 03 April, 2024.

Business Owner:

EASIER GROUNDS MANAGEMENT
EASIER GROUNDS MANAGEMENT
109 MAPLE ST PEKIN, IL 61554

License Fee:	**$0.00**
Effective Date:	**4/3/2024**
Expiration Date:	**4/30/2025**

ATTEST:

Sue M. McMillan

CITY CLERK

Mary J Burress

MAYOR

TO BE POSTED IN A CONSPICUOUS PLACE

NON-TRANSFERABLE

RFP Score Sheet

2025 City Mowing District 5

		$ 4,800.00	$ 17,800.00	$ 6,300.00	$ 11,625.00
Criteria	Weight	Easier Grounds	Grit	Low Better	Premier
Cost	50%	10.00	2.00	9.00	4.00
Experience	25%	10.00	4.00	6.00	5.00
Equipment	10%	10.00	10.00	5.00	10.00
Subcontractors	5%	10.00	10.00	10.00	8.00
References	5%				
Location	5%	9.00	10.00	8.00	8.00
Total	100%	9.45	4.00	7.40	5.05

Scored By: Ryan Krause
Nikki Quarello
Jeff Williams
Josh Wray

RFP Score Sheet

2025 City Mowing District 6

		$ 3,240.00	$ 3,200.00	$ 7,800.00	$ 6,300.00	$ 13,025.00
Criteria	Weight	Carmody	Easier Grounds	Grit	Low Better	Premier
Cost	50%	10.00	10.00	7.00	7.00	2.00
Experience	25%	10.00	10.00	4.00	6.00	5.00
Equipment	10%	10.00	10.00	10.00	5.00	10.00
Subcontractors	5%	10.00	10.00	10.00	10.00	8.00
References	5%					
Location	5%	8.00	9.00	10.00	8.00	8.00
Total	100%	9.40	9.45	6.50	6.40	4.05

Scored By: Ryan Krause
Nikki Quarello
Jeff Williams
Josh Wray

CITY OF Pekin ILLINOIS

REQUEST FOR COUNCIL ACTION

Agenda Date: April 7, 2025
To: Members of the City Council
From: Joshua Wray, Economic Development Director

AGENDA ITEM: Resolution No. 261-24/25 Approving a Service Agreement with Grit Property Services for the 2025 Mowing Season - District 7

DESCRIPTION: Each year, the City contracts for mowing and landscape maintenance of several City-owned properties and right-of-ways around town. This year, Public Property Supervisor Ryan Krause wanted to reorganize the mowing districts, so staff held a pre-submittal meeting on Friday, March 7. The airport mowing district was done under a separate RFP so that Airport Manager Mike Cruce could ensure compliance with FAA requirements. Proposals were due on March 19. We received 8 completed proposals for the general City mowing RFP. One additional proposal was sent in after the published deadline, so staff did not consider it, and that proposal was not competitive for any of the districts.

Staff scored each proposal considering cost, qualifications/experience, equipment, use of subcontractors, and company location. References were included, but staff did not feel the need to consider that criteria. The scoresheet is attached. For District 7, Grit was highest scoring proposal.

Staff recommends approval of this resolution.

FINANCIAL IMPACT:
Requested Amount: $5,500 plus time and materials cost as needed
Line Item: 231-031-568001
Category: Contractual Services
Line / Category Budgeted Amount: $6,000 included in the FY26 proposed budget
Line / Category Remaining Funds: n/a
Notes:
Award Type: RFP

REVIEWED BY:

Eric Dubrowski, Finance Director	Approved - 4/2/2025
Jim Vasselli, City Attorney	New -
John Dossey, City Manager	
Sue McMillan, City Clerk	

Resolution No. 261-24/25 Approving a Service Agreement with Grit Property Services for the 2025 Mowing Season - District 7

WHEREAS, the City of Pekin (the "City") is a home rule municipality as described in Section 6(a), Article VII, of the 1970 Constitution of the State of Illinois; and

WHEREAS, the City may exercise power and perform any function pertaining to its government and affairs, including, but not limited to, the power to legislate for the protection of the public health, safety, and welfare; and

WHEREAS, the City of Pekin (the "City") has previously adopted a procurement policy governing the procedures for procuring services (the "Policy"); and

WHEREAS, the Policy states that a request for proposals is an appropriate process for service contracts outside of construction where criteria other than price should be considered; and

WHEREAS, the City published a request for proposals for mowing and landscape maintenance for seven geographic districts around the community (the "2025 Mowing RFP"); and

WHEREAS, the City received 8 submittals to the 2025 Mowing RFP that resulted in acceptable proposals for all districts; and

WHEREAS, the City Council deems it in the best interests of the community to award District 7 to Grit Property Services LLC.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The foregoing findings and recitals are found to be true and correct and are incorporated herein.

Section 2. The proposal from Grit Property Services LLC ("Contractor") is hereby accepted and awarded for District 7 as identified in the 2025 Mowing RFP.

Section 3. The Mayor is hereby authorized to enter into a service contract with the Contractor in substantially the same form as the draft agreement attached hereto and incorporated herein as Exhibit A.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

Section 5. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

RESULT:	**(0 TO 0)**

MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	

ADOPTED AND APPROVED at a Special meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A

Service Agreement
Mowing, Landscaping, and Right-of-Way Maintenance

This Mowing, Landscaping, and Right-of-Way Maintenance Service Agreement ("Agreement") is entered into by and between the City of Pekin ("City"), an Illinois municipal corporation and Grit Property Services LLC ("Contractor"), an Illinois Corporation. The signatories to this Agreement may be referred to herein individually as a "Party" and collectively as the "Parties."

1. Award
The City has awarded this agreement to the Contractor in accordance with the City's procurement requirements and the Contractor's submittal to the request for proposals attached hereto and incorporated herein as Exhibit 1.

2. Term
The term of this obligation shall be from April 7, 2025 to November 21, 2025.

3. Compensation
Compensation for the normal scope of work shall be a flat fee for the entire term of this agreement as follows:

District 7 – $5,500.00

Contractor will be paid the flat fee for each district in 8 equal installments. Invoicing for multiple districts may be combined on one invoice but must be itemized. Contractors must submit an invoice for each installment in the first week of each month starting in May and ending in December. Payment shall be due by the City to the Contractor on a Net 30 basis and shall be in accordance with the Prompt Payment Act.

Any charges for Supplementary Work as described in Section 4 herein shall be billed at $65.00 per hour. Such charges, as well as deductions for fines, shall be included on the regular monthly invoice but shown separate from the installment charge.

4. Contractor Scope of Work
The work to be completed includes anticipated weekly mowing of all established grasses and vegetation within each reported area in a neat and professional manner. Vegetation in and around structures, walks, trees, parking areas, sidewalks, or other similar items shall be mowed to a neat appearance as well as string trimmed (weed eater, weed whipping, etc.) or edged when appropriate. The Contractor shall inform itself of all the conditions under which the work is to be performed concerning the site of the work, the obstacles which may be encountered, and all other relevant matters concerning the work to be performed under this contract.

It will be the responsibility of the Contactor to factor weather into their services. The Contractor is encouraged to use its best discretion operating within unfavorable mowing conditions. However, the Contractor is not to mow areas that are likely to be damaged by equipment due to excessive

moisture. These areas are to be reported to the Public Property Supervisor, or designee, to make scheduling accommodations.

Additional work may be requested by the Public Property Supervisor, or designee, within each district and will be billed on a time and material basis and billed separately on a monthly basis. The City's expectation is that these areas are to be kept in a neat and orderly groomed appearance at all times, and the Contractor is responsible for maintaining a mowing cycle for each area to meet this expectation, subject to review and approval of the Public Property Supervisor. The Contractor must be able to respond to and comply with all requirements listed in this section.

Failure to comply may result in fines or cancellation. Requirements include:

- Grass height must be maintained between three and five inches throughout the contract term.
- Clippings will not be mowed or blown into the public right-of-way or onto private property.
- Landscape maintenance shall be as follows:
    - Shrub trimming once in May and once in October
    - Weed pulling from landscaping
    - Leaves and trash removal
- Mowing over garbage is prohibited. All garbage must be picked up and disposed of prior to mowing and at the expense of the Contractor.
- Contractor will be liable for damage to public and private property including but not limited to trees, light posts, sign posts, fences, buildings, and vehicles.
- Equipment operators must at all times wear high-visibility, reflective safety vests, jackets, or shirts while operating equipment in road ROW and medians. Hearing and eye protection is required at all times. Contractor must adhere to all requirements of law including OSHA regulations as applicable.

Supplementary Work: The City may require mowing and landscape maintenance work from time to time that is out of the normal scope of work to be charged by the Contractor on a time and materials basis. Supplementary Work shall only be performed at the direction of the Public Property Supervisor, or designee.

Communication: Contractor shall supply cell phone numbers, daytime office numbers, and fax numbers of supervisors handling this contract. The Contractor shall return all calls within two (2) hours of the City placing the call. On-site response time for complaints must be made within twenty-four (24) hours of the initial call being made by the City. The Contractor must have clear verbal and written communication with the City.

5. Maintenance Area

The Contractor shall be responsible for the following maintenance areas as described in the Request for Proposals for 2025 Mowing, Landscaping, and Right-of-Way Maintenance:

District 7

While the City has made effort to accurately depict each of these areas accurately, some mapping discrepancies may be present, so the Public Property Supervisor shall have the final say on the exact bounds of each area to be mowed and maintained.

6. Subcontractors
Subcontracting is allowed under this Agreement as long as subcontractor meets all requirements herein. Subcontractors identified after the start of the season must be approved by the Public Property Supervisor, and will come at no additional cost to the City. Subcontractors' certificates of insurance and proof of worker's compensation coverage as required under Illinois law must be provided to the Public Property Supervisor before performing any work under this Agreement.

It is mutually understood and agreed that the Contractor shall not assign, transfer, convey, sublet, or otherwise dispose of this contract or his right, title, or interest therein, or his power to execute such contract, to any other person, firm, or corporation, without the previous written consent of an authorized representative of the City of Pekin; but in no case shall consent relieve the Contractor from his obligations or change the terms of the contract.

7. Insurance and Liability
Contractor must maintain a certificate of liability insurance and automobile/mowing equipment insurance naming the City as additional insured with at least $1 million per occurrence. This requirement applies to all subcontractors.

Contractor must also maintain worker's compensation coverage as required under Illinois law. This requirement applies to all subcontractors as well.

The Contractor shall assume full responsibility for the actions of its employees, agents, and subcontractors and shall repair or replace any damaged item or area of the City properties caused by the actions of its employees or agents unless said damage occurred under circumstances beyond their reasonable control as determined by the City.

Any damage of public or private property caused by the Contractor's operations shall be resolved with the property owner within thirty (30) days after damage occurs to the satisfaction of the City. The Contractor shall inform the City of any damage caused by the Contractor's operation on the day such damage occurs. Should the damage not be rectified within the time frame agreed upon or to the satisfaction of the City, the City reserves the right to repair or replace that which was damaged or assess the Contractor such cost as may be reasonable and related to damaged caused by the Contractor, and deduct these costs from any payment due the Contractor.

8. Default, Fines, and Cancellation
This Agreement may be canceled by the City by seven (7) days' written notice of default to the Contractor upon nonperformance or violation of terms. Failure of the Contractor to deliver services within the time stipulated, unless extended in writing by the City of Pekin, shall constitute default.

In lieu of notice of default, at the City's discretion, fines may be assessed against the Contractor if any of the requirements herein are not adhered to. Contractor will be given notice if any portion of work needs to be performed, and the Contractor will have forty-eight (48) hours, not including Sundays or federal holidays, to complete such work. After forty-eight (48) hours, City personnel may perform the work, and a fine of three hundred dollars ($300) per hour worked, minimum one hour, shall be assessed against the Contractor. Other documented violations may result in fines of three hundred dollars ($300) per violation, and multiple or repeated violations may result in contract termination.

The City reserves the right to terminate this Agreement in whole or in part at any time during the term of the contract upon thirty (30) days' written notice to the Contractor.

This Agreement may be canceled by the Contractor by seven (7) days' written notice of default to the City upon nonperformance or violation of terms. Failure of the City to make payment for services shall constitute default.

The Contractor reserves the right to terminate this Agreement in whole or in part at any time during the term of the contract upon thirty (30) days' written notice to the City.

9. Notices

City of Pekin:
Ryan Krause
Public Property Supervisor
111 S Capitol Street
Pekin, IL 61554
rkrause@ci.pekin.il.us

Contractor:
Tristan Reeise
Grit Property Services
328 S 4th Street, Suite A
Pekin, IL 61554
gritpropertyservices@gmail.com

IN WITNESS WHEREOF, the Parties hereto, acting by and through their duly authorized officers under authority duly granted by their respective governing bodies, have caused this Agreement to be executed, which will be effective and binding upon the Parties only as of the date that both Parties have executed this Agreement.

Contractor

By: _____ Date: _____

City

By: _____ Date: _____

Exhibit 1
Contractor Submittal to
Request for Proposals for 2025 Mowing, Landscaping, and Right-of-Way Maintenance

[to be attached]

PROPERTY SERVICES LLC
PEKIN, IL

March 18, 2025

ATTN: RFP Review Committee

RE: 2025 Mowing RFP

To Whom it may concern,

Thank you for the opportunity to submit a bid for the 2025 mowing RFP. I am excited about the possibility of working with the City of Pekin to help maintain and enhance the appearance of our community.

My name is Tristan Reeise, and I am the owner and operator of Grit Property Services LLC. As a lifelong Pekin resident, I take great pride in serving my hometown and have built my company within this community. Grit Property Services specializes in residential lawn care, property cleanups, light landscaping, and small handyman repairs. While we have done some work in the commercial mowing sector, we are eager to expand in this space. Our strong work ethic and commitment to quality will bring a dedicated and detail-oriented approach to commercial property maintenance.

Over the past three years, my business has grown primarily through word-of-mouth referrals. I have worked closely with local realtors to prepare properties for showings, provide emergency cleanups after storms, and complete light landscaping and general handyman tasks. My reputation for honest pricing and a strong work ethic has been key to my success and continued growth.

I personally handle all work that Grit Property Services takes on and do not use subcontractors. Currently, I do not have employees, and as a sole owner LLC, I am not required by law to carry workers' compensation insurance. This hands-on approach allows me to maintain the highest level of quality and accountability. While this philosophy sometimes means turning down work to ensure I can meet my own standards, I believe in focusing on what I do best and never overcommitting.

With this approach, I am confident that Grit Property Services LLC would be a valuable partner for the City of Pekin. I appreciate the opportunity to submit this proposal and look forward to the possibility of working together.

Best regards,

Tristan Reeise
Owner/Operator
Grit Property Services LLC

Exhibit B

Proposal Form

Contact Information

Company Name: Grit Property Services LLC **Email:** gritpropertyservices@gmail.com

Address: 328 S. 4th Street, Suite A **Phone:** (309)-417-4790

Primary Contact: Tristan Reeise **Phone:** (309)-417-4790

Flat Cost Proposals

Please provide a cost proposal for the entire 2025 mowing season, April 15 – November 30. The contractor is not required to place a cost proposal on every district. Only provide cost proposals for any combination of the districts that align with the contractor's capabilities.

District 1	$ /yr
District 2	$ /yr
District 3	$ /yr
District 4	$ /yr
District 5	$ 17,800.00 /yr
District 6	$ 7,800.00 /yr
District 7	$ 5,500.00 /yr

Time and Materials Cost Proposals

Please provide an hourly rate for time and material (T&M) to be completed as it is described within the RFP. As a reminder, time and material work is not guaranteed.

Time & Materials Hourly Rate	$ 65.00 /hr

Supplementary Work

The City may require mowing and landscape maintenance work from time to time that is out of the scope of this RFP. Would you like to include your Time & Materials hourly rate listed above as an official quote for this supplementary work? This question has no effect on review of the RFP.

Yes ☑ No ☐

Qualifications and Experience

Please provide a short description of the contractor's qualifications and experience that clearly demonstrates ability to perform all obligations under this RFP. Prior commercial mowing experience is strongly preferred. Additional sheets may be attached.

As a Pekin native, I have owned and operated my own residential mowing business for three years. I have worked with multiple realtors in the area, offering landscaping, mowing, and lawn clean-up services. My experience includes providing mowing and landscaping services for multi-family residential properties in Pekin, along with occasional handyman and painting jobs through PMR Services.

Equipment

Please provide a short description of the contractor's equipment to be utilized in performing services for the City.

Zero turn riding mower with bagging capability, multiple lawn tractors, commercial push mowers with bagging capability, commercial edger, commercial weedeater, commercial blower, commerical chain and pole saw, access to various-sized trailers, Ford 515 tractor with backhoe and bucket, refuse disposal site.

Subcontractors

Please provide a list of subcontractors that will be utilized.

None. I take pride in overseeing and managing my own work.

References

Please provide up to three professional references: name, email, and phone number.

Maryann Ladendorf ; maryannladendorf@gmail.com; 309-241-5610

PMR Services LLC; Patrick Rademaker; 1pmrservices@gmail.com; 309-267-2338

Darold Hogue; mardar1@aol.com; 309-635-7715

Attachments

Please attached the following documentation for contractor and all subcontractors:

- Certificate of liability insurance (must not be expired)
- Automobile/mowing equipment insurance (must not be expired)
- Proof of statutory worker's compensation coverage under Illinois law

Submittal

By submitting this proposal form, you hereby proclaim that the submitted information is truthful and accurate and that cost proposals submitted will be honored throughout the entire season. You also acknowledge that your proposal is not a binding contract but that you are willing and able to enter into a binding contract with the City under materially the same terms as described in this RFP and in your proposal.

Name: Tristan Reeise

Title: Owner/Operator

Signature: Tristan Reeise

GRITPR0001 ARIES

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Unland Insurance & Benefits - East Peoria
823 W Camp ST
East Peoria, IL 61611

CONTACT NAME: Brenda Decker
PHONE (A/C, No, Ext): (309) 642-6862 FAX (A/C, No): (309) 642-6862
E-MAIL ADDRESS: bdecker@unland.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Pekin Insurance Company	24228
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Grit Property Services LLC
328 South 4th Street
Pekin, IL 61554

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR			006485623	3/17/2025	3/17/2026	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 1,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 1,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	X ANY AUTO			006485625	3/17/2025	3/17/2026	BODILY INJURY (Per person)	$ 1,000,000
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$ 1,000,000
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$ 1,000,000
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED / RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Property			006485623	3/17/2025	3/17/2026		

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
City of Pekin is additional insured as required by written contract or agreement.

CERTIFICATE HOLDER

City of Pekin
111 S. Capitol St.
Pekin, IL 61554

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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The Commission may issue a work-stop order on an employer that has been found to have knowingly failed to provide insurance. The employer must then stop all business operations until it provides proof of insurance.

Statute: Section 4(d)

I am a sole proprietor/business partner/corporate officer/member of a limited liability company. Do I have to buy w.c. insurance?

The short answer is no, but the full answer is a bit longer. In summary, sole proprietors * and business partners may elect to come under the Act or they may choose not to.

There is a twist, though, in Section 3 of the Act. It provides that employees who engage in extra hazardous * occupations must be covered under the law--but then subsections 3(17) and 3(20) allow sole proprietors, corporate officers, business partners, and members of limited liability companies to opt out.

In summary, if you are a sole proprietor, business partner, corporate officer, or member of a limited liability company, and...

... you want to come under the Act, you must purchase insurance for yourself to be covered for a work-related injury or illness.

... you don't want to be covered, and you have an insurance policy for other employees, you must notify your carrier in writing of your intention to opt out, following the instructions in Section 3(17)(b).

* If your company is in the construction business, trucking business operating at a construction site, or other extra hazardous occupations, you should be aware that new law (see 820 ILCS 185, **Employee Classification Act**) requires that, in almost all instances, you must obtain insurance.

Also, a recent decision by the Illinois Supreme Court, **Roberson v. Industrial Commission**, states that referring to a trucker as an independent contractor, even in a written lease agreement, does not remove the trucking company's obligation to provide workers' compensation insurance for those drivers.

Contact the Insurance Compliance Unit, an attorney, or a C.P.A. for more information concerning these businesses.

The Commission does not have an opt-out form and does not require individuals to use an opt-out form.

Website: https://iwcc.illinois.gov/about/insurance.html#faq-item-faq-0-4
Date obtained: 3/18/25

City of Pekin

Business Registration
Copy of Application

Reference #:	BUS-2025-00022	**Application Date:**	3/3/2025 8:38:30 PM

Business Details

Registration Type:	New	**Business Name:**	Grit Property Services LLC
Phone #:	(309) 417-4790	**Business Category:**	General Business License
Address:	328 S 4TH ST	**Suite/Unit #:**	A
Block:	231	**Lot:**	A,9
Square Feet:			
Description:	Residential and commercial lawn care and property management		

Applicant Details

Name: Tristan Reeise
Phone #: (309) 417-4790
Email: gritpropertyservices@gmail.com
Address: 328 S. 4th St, Suite A
City, State, ZIP: Pekin, Il, 61554

Business Owner Details

Name:	Tabitha Reeise	**Address:**	328 S. 4th St, Suite A
City, State, ZIP:	Pekin, Il, 61554		
Phone #:	(309) 202-7679	**Email:**	tabithareeise@gmail.com

Additional Owner Details

Name	Title	Address	Phone #	Email
Tristan Reeise	Owner/Manager	328 S. 4th St, Suite A, Pekin, Il 61554	(309) 417-4790	gritpropertyservices@gmail.com

Registered Agent Details

Name:
Phone #:
Email:
Address:
City, State, ZIP: , ,

Fee Schedule:

Fee Due: $0.00

RFP Score Sheet

2025 City Mowing District 7

		$ 9,600.00	$ 30,400.00	$ 5,500.00	$ 4,200.00	$ 16,550.00
Criteria	Weight	Behrlawn	Easier Grounds	Grit	Low Better	Premier
Cost	50%	6.00	0.00	10.00	10.00	3.00
Experience	25%	10.00	10.00	4.00	6.00	5.00
Equipment	10%	10.00	10.00	10.00	5.00	10.00
Subcontractors	5%	10.00	10.00	10.00	10.00	8.00
References	5%					
Location	5%	10.00	9.00	10.00	8.00	8.00
Total	100%	7.50	4.45	8.00	7.90	4.55

Scored By: Ryan Krause
Nikki Quarello
Jeff Williams
Josh Wray