

RESOLUTION NO.: 5-2026
INTRODUCED BY: Mayor Thomas

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH TRUGREEN COMMERCIAL FOR LAWN SERVICES AT CITY PROPERTIES.

WHEREAS, the Director of Public Service has obtained a quote from TruGreen Commercial for lawn services for City properties for a term of one year for a cost not to exceed Eight Thousand Nine Hundred Fifty-Two Dollars and Twenty-Four Cents (\$8,952.24);

WHEREAS, this Council desires to authorize the Mayor to enter into an agreement with TruGreen Commercial for lawn services for a one-year term in the aforesaid amount.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Richmond Heights, State of Ohio, that:

Section 1: The Mayor is authorized to enter into a contract with TruGreen Commercial for lawn services for a one-year term for a cost not to exceed \$8,952.24, any additional years of service under the contract which is attached hereto as Exhibit A shall be contingent upon an appropriation therefor by this Council in each of those years.

Section 2: The Director of Finance is authorized to utilize Fund No. 100-6450-52100 for the cost of the contract authorized in Section I of this Resolution which is included in the 2026 appropriation (budget) ordinance.

Section 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

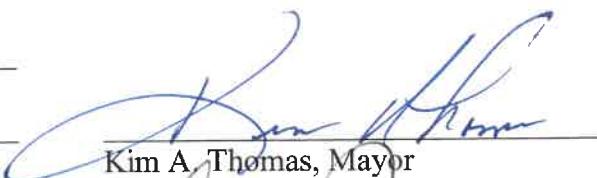
Section 4: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

PASSED: January 13, 2026

APPROVED: January 13, 2026

ATTEST: Tracey Blair

Tracey Blair
Clerk of Council


Kim A. Thomas, Mayor

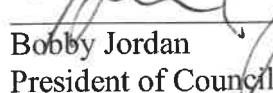

Bobby Jordan
President of Council

EXHIBIT A



Susan Napoli
7460 Clover Ave
Mentor, OH 44060

Phone: 440-975-0416

Customer Information

BILL TO:

CITY OF RICHMOND HTS CITY HALL
26789 HIGHLAND RD
RICHMOND HEIGHTS, OH 44143

Phone:

Detail of Charges

Service Location	Line Item Description	Round #	Round Description	Recommended	Total Price
Desan Park - Richmond Park 479 TREBISKY RD RICHMOND HTS, OH 44143	TruYou Lawn Service	1	Early Spring - Fertilizer, broadleaf weed, crabgrass and pre-emergent weed control (As Needed/Weather Dependent)		\$412.00
Desan Park - Richmond Park 479 TREBISKY RD RICHMOND HTS, OH 44143	TruYou Lawn Service	2	Late Spring - Fertilizer, broadleaf weed, crabgrass and pre-emergent weed control (As Needed/Weather Dependent)		\$329.60
Desan Park - Richmond Park 479 TREBISKY RD RICHMOND HTS, OH 44143	TruYou Lawn Service	3	Early Summer - Fertilizer, broadleaf weed control (As Needed/Weather Dependent)		\$329.60
Desan Park - Richmond Park 479 TREBISKY RD RICHMOND HTS, OH 44143	TruYou Lawn Service	4	Late Summer - Fertilizer, broadleaf weed control (As Needed/Weather Dependent)		\$329.60
Desan Park - Richmond Park 479 TREBISKY RD RICHMOND HTS, OH 44143	TruYou Lawn Service	5	Early Fall - Fertilizer, broadleaf weed control (As Needed/Weather Dependent)		\$329.60
Desan Park - Richmond Park 479 TREBISKY RD RICHMOND HTS, OH 44143	TruYou Lawn Service	6	Fall - Fertilizer, broadleaf weed control (As Needed/Weather Dependent)		\$329.60
Desan Park - Richmond Park 479 TREBISKY RD	Grub Preventative	10	Preventative treatment for sub-surface grub activity		\$412.00

RICHMOND HTS, OH 44143					
Desan Park - Richmond Park 479 TREBISKY RD RICHMOND HTS, OH 44143	Lime Application	10			\$494.40
Desan Park - Richmond Park 479 TREBISKY RD RICHMOND HTS, OH 44143	Vegetation Control	2	Non selective weed control		\$120.00
Desan Park - Richmond Park 479 TREBISKY RD RICHMOND HTS, OH 44143	Vegetation Control	3	Non selective weed control		\$120.00
Desan Park - Richmond Park 479 TREBISKY RD RICHMOND HTS, OH 44143	Vegetation Control	5	Non selective weed control		\$120.00
Richmond Heights - Fencelines at Ball Fields 27285 HIGHLAND RD RICHMOND HTS, OH 44143	Vegetation Control	2	Non selective weed control		\$250.00
Richmond Heights - Fencelines at Ball Fields 27285 HIGHLAND RD RICHMOND HTS, OH 44143	Vegetation Control	3	Non selective weed control		\$250.00
Richmond Heights - Fencelines at Ball Fields 27285 HIGHLAND RD RICHMOND HTS, OH 44143	Vegetation Control	4	Non selective weed control		\$250.00
Richmond Heights - Fencelines at Ball Fields 27285 HIGHLAND RD RICHMOND HTS, OH 44143	Vegetation Control	5	Non selective weed control		\$250.00
RICHMOND HEIGHTS - FIRESTATION 457 RICHMOND RD RICHMOND HEIGHTS, OH 44143	TruYou Lawn Service	2	Late Spring - Fertilizer, broadleaf weed, crabgrass and pre-emergent weed control (As Needed/Weather Dependent)		\$221.70
RICHMOND HEIGHTS - FIRESTATION 457 RICHMOND RD RICHMOND HEIGHTS, OH 44143	TruYou Lawn Service	3	Early Summer - Fertilizer, broadleaf weed control (As Needed/Weather Dependent)		\$221.70
RICHMOND HEIGHTS - FIRESTATION 457 RICHMOND RD RICHMOND HEIGHTS, OH 44143	TruYou Lawn Service	5	Early Fall - Fertilizer, broadleaf weed control (As Needed/Weather Dependent)		\$221.70
RICHMOND HEIGHTS - FIRESTATION 457 RICHMOND RD	TruYou Lawn Service	6	Fall - Fertilizer, broadleaf weed control (As		\$221.70

RICHMOND HEIGHTS, OH 44143			Needed/Weather Dependent)		
RICHMOND HEIGHTS - FIRESTATION 457 RICHMOND RD RICHMOND HEIGHTS, OH 44143	Lime Application	10			\$332.55
RICHMOND HEIGHTS- BALL FIELDS 27285 HIGHLAND ROAD RICHMOND HEIGHTS, OH 44143	TruYou Lawn Service	2	Late Spring - Fertilizer, broadleaf weed, crabgrass and pre-emergent weed control (As Needed/Weather Dependent)		\$316.72
RICHMOND HEIGHTS- BALL FIELDS 27285 HIGHLAND ROAD RICHMOND HEIGHTS, OH 44143	TruYou Lawn Service	3	Early Summer - Fertilizer, broadleaf weed control (As Needed/Weather Dependent)		\$316.72
RICHMOND HEIGHTS- BALL FIELDS 27285 HIGHLAND ROAD RICHMOND HEIGHTS, OH 44143	TruYou Lawn Service	5	Early Fall - Fertilizer, broadleaf weed control (As Needed/Weather Dependent)		\$316.72
RICHMOND HEIGHTS- BALL FIELDS 27285 HIGHLAND ROAD RICHMOND HEIGHTS, OH 44143	TruYou Lawn Service	6	Fall - Fertilizer, broadleaf weed control (As Needed/Weather Dependent)		\$316.72
RICHMOND HEIGHTS- BALL FIELDS 27285 HIGHLAND ROAD RICHMOND HEIGHTS, OH 44143	Lime Application	10			\$475.08
RICHMOND HEIGHTS- BALL FIELDS 27285 HIGHLAND ROAD RICHMOND HEIGHTS, OH 44143	Vegetation Control	2	Non selective weed control		\$300.00
RICHMOND HEIGHTS- BALL FIELDS 27285 HIGHLAND ROAD RICHMOND HEIGHTS, OH 44143	Vegetation Control	3	Non selective weed control		\$300.00
RICHMOND HEIGHTS- BALL FIELDS 27285 HIGHLAND ROAD RICHMOND HEIGHTS, OH 44143	Vegetation Control	4	Non selective weed control		\$300.00
RICHMOND HEIGHTS- BALL FIELDS 27285 HIGHLAND ROAD RICHMOND HEIGHTS, OH 44143	Vegetation Control	5	Non selective weed control		\$300.00

Richmond Hts. - Police Station 27201 HIGHLAND ROAD RICHMOND HEIGHTS, OH 44143	TruYou Lawn Service	2	Late Spring - Fertilizer, broadleaf weed, crabgrass and pre-emergent weed control (As Needed/Weather Dependent)		\$84.46
Richmond Hts. - Police Station 27201 HIGHLAND ROAD RICHMOND HEIGHTS, OH 44143	TruYou Lawn Service	3	Early Summer - Fertilizer, broadleaf weed control (As Needed/Weather Dependent)		\$84.46
Richmond Hts. - Police Station 27201 HIGHLAND ROAD RICHMOND HEIGHTS, OH 44143	TruYou Lawn Service	5	Early Fall - Fertilizer, broadleaf weed control (As Needed/Weather Dependent)		\$84.46
Richmond Hts. - Police Station 27201 HIGHLAND ROAD RICHMOND HEIGHTS, OH 44143	TruYou Lawn Service	6	Fall - Fertilizer, broadleaf weed control (As Needed/Weather Dependent)		\$84.46
Richmond Hts. - Police Station 27201 HIGHLAND ROAD RICHMOND HEIGHTS, OH 44143	Lime Application	10			\$126.69

Subtotal: \$8,952.24

Total Sales Tax Amount: \$0.00

Grand Total: \$8,952.24

Description:

Standard Terms and Conditions

1. Term. The term of this Agreement shall be three (3) years from the date signed by you, the Customer. This Agreement shall automatically renew for additional one (1) year terms unless canceled in writing by either party no less than thirty (30) days written notice prior to the end of the then-current term.
2. Price Increases. (a) Increase in Property Size. Because the size of your property is a significant factor in determining the cost of TruGreen's services, TruGreen may increase the specified charges proportionally to reflect any additional costs incurred should you add property under this Agreement. (b) Fuel, Material and Labor Cost Increases. Because the product, labor and fuel costs constitute a significant portion of TruGreen services, TruGreen may increase the price hereunder in the event of a cost increase in any of these areas. Similarly, TruGreen may experience cost increases as a result of other unforeseen circumstances, including, but not limited to changes in government regulation, etc. To offset cost increases based on any of these issues, TruGreen shall provide you thirty (30) days written notice prior to any such necessary price adjustment, including a statement of the associated reason. If you do not object in writing to the price adjustment within such thirty (30) day period, the Agreement shall continue thereafter at the adjusted price. If you object, you and TruGreen will enter into a ten-day good-faith negotiation period. If a mutually acceptable solution cannot be reached during such ten-day period, either party may terminate this Agreement upon thirty (30) days written notice. (c) Annual Price Increases. TruGreen may elect to increase the price of services under this Agreement after the first year or after any subsequent anniversary date of the Agreement by a percentage amount not to exceed five percent (5%) of the then current price, or consistent with any increase in the current Consumer Price Index (CPI), whichever is greater. With the exception of increases as described in subparagraphs (a) and (b) of this paragraph 2, TruGreen shall not increase its prices on an elective basis more frequently than once during any agreement year.
3. Payment Terms. Payment is due to TruGreen within 30 days after the invoice date. In the event that you fail to make payment when due, TruGreen reserves the right to terminate this Agreement. A late service fee equal to the lesser of 1.5% per month (18% apr.) or the maximum interest rate allowed by law will be charged on any balance unpaid over thirty (30) days. A service charge of \$25 will be charged for any returned check. Should it become necessary to bring an action to collect amounts due under this agreement (including late fees), you agree to pay all costs of such collection including, but not limited to any reasonable outside counsel, in-house counsel, paralegal or other professional fees and court costs.
4. Check processing policy. ACH. When you provide a check as payment, you authorize TruGreen either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. If TruGreen uses information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment and you will not receive your check back from your financial institution. Returns: In the event that your payment is returned unpaid, you authorize us the option to collect a fee as allowed by law through an electronic fund transfer from your account.
5. Termination. In the case of your non-payment or default, TruGreen has the right to terminate this Agreement immediately upon notice to you. TruGreen may otherwise terminate the Agreement upon thirty (30) days notice to you. You may cancel this Agreement for material breach by TruGreen provided that TruGreen is provided written notice by you of the details of the breach, and thereafter fails to cure the breach within thirty (30) days after said notice. Additional provisions for landscape companies, property management companies, agents and other similar entities. To the extent you represent one or more property owners and/or properties covered under this agreement, (a) in the event such owner terminates your contract with regard to one or more properties, then upon notice to TruGreen you may terminate this Agreement only as it relates to such property for which owner terminated its contract with you or (b) in the event such owner adds additional properties to your contract, TruGreen will be afforded the first opportunity to provide pricing for and services to any such additional properties. To the extent that this Agreement applies to other properties, not terminated by the owner, this Agreement shall continue in full force and effect with regard to such other properties.

6. Sale of Property. You agree to notify TruGreen in writing immediately in the event that you sell any property which is the subject of this Agreement. In the event more than one property is covered by this Agreement, TruGreen shall make the appropriate adjustment in price to accommodate the reduction of square footage treated in the event that a property is sold. In the event all property which is the subject of the Agreement is sold, this Agreement shall be terminated upon receipt by TruGreen of your written notice that you have sold the property.

7. LIABILITY. TRUGREEN IS RESPONSIBLE FOR DIRECT DAMAGES RESULTING FROM ITS NEGLIGENCE, BUT IS NOT RESPONSIBLE FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL PUNITIVE, OR SPECIAL DAMAGES ARISING OR RESULTING FROM THE PERFORMANCE OR NONPERFORMANCE OF ANY OBLIGATIONS UNDER THE AGREEMENT INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR INCOME, REGARDLESS OF THE BASIS FOR THE CLAIM.

8. Duty to Inspect. You have a duty to inspect the property within fifteen (15) days after service has been performed by TruGreen. If you believe TruGreen provided deficient work, you agree to notify TruGreen immediately in writing. If written notice is not received by TruGreen within fifteen (15) days after the date of service, you agree that any and all claims alleging damage of any nature or to recover past payments and/or rights to withhold future payments due under this Agreement are waived.

9. Notice to tenants, employees, invitees. To the extent necessary, you have a duty to notify all tenants, employees, visitors and any other invitee on the premises of a scheduled service prior to the performance of any scheduled service by TruGreen.

10. No Warranties. Except as expressly set forth in this Agreement TruGreen makes no warranty or representation of any kind expressed or implied, concerning either products used or services performed including no implied warranty of merchantability or fitness of the product for any particular purpose, and no such warranty shall be implied by law, usage of trade, course of performance, course of dealing or on any other basis.

11. Force majeure. Except for the payment of TruGreen's invoices owed by you, if either TruGreen or you shall be prevented or delayed in the performance of any or all of the provisions of this Agreement, by reason of any labor dispute, industry disturbance, delay in transportation, governmental, regulatory or legal action, weather event, act of God or any cause beyond such party's control, the obligations hereunder of such party shall be extended for as long as such cause shall be in effect and any delay or loss suffered by the other party shall not be chargeable in any way to such party; provided, however, the other party suffering such cause shall immediately notify the other party of such inability and shall use reasonable efforts to remedy same with all reasonable dispatch. If any event of force majeure should prevent a party from performing its obligations under this Agreement for a period of ninety consecutive (90) days, the other party shall have the right to cancel this Agreement upon notice to the party unable to perform its obligations.

12. No assignment. You shall not have the right to assign this Agreement or agree to the transfer of this Agreement by operation of law or otherwise without the prior written consent of TruGreen. This Agreement shall be binding upon, and shall inure to the benefit of the parties hereto and to any permitted successors and assigns.

13. Watering, Cultural Practices. The success of this program depends on proper watering, mowing and cultural practices. Some products used by TruGreen may include label directions requiring the watering of the material after application. If any of these products are used on the property, TruGreen will provide you with watering instructions following the application and you agree to assume such watering responsibility. Climate conditions, soil conditions, plant diseases, plant material, and miscellaneous external factors will impact response to treatment. Results for difficult-to-control diseases will vary depending on environment, culture and agronomic programs used or treatment applied. Treatment for diseases may include additional cost. Consult your TruGreen specialist for details.

14. Modification of program. This program consists of lawn care and/or tree and shrub care as indicated above. Specific products, rates of application and method of application will vary with the season, weather conditions, and the needs of your lawn as determined by your TruGreen specialist. Your regularly scheduled programs may be modified depending on the weather and the condition of your landscape. The application methods and procedures used to perform service under this Agreement will be determined solely by TruGreen. Your TruGreen specialist will keep you informed on any modifications to this schedule.

15. Insects and Borers. Total insect elimination is not desirable with any program because beneficial insects will be lost along with the targeted pests. Plants invaded by borers have a high probability of death or decline. Sound cultural practices and control applications may extend the life of some plant species. Treatment for boring insects may include additional cost. Consult your TruGreen specialist for details.

16. Authorization to provide service. TruGreen agrees to furnish labor and materials for purposes of this Agreement and is authorized by you to treat the property at the address shown above. You represent and warrant to TruGreen that you are the owner of said property, or in the event that you are not the owner of the property to which this Agreement applies, you represent and warrant that you have the legal authority to execute and bind the owner of the property to the terms and conditions of this Agreement.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association (AAA), under the AAA Commercial or Consumer, as applicable. Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrators award; any such suit may be brought only in Federal District Court for the District or if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. However, the preceding sentence shall not apply to the clause entitled "Class Action Waiver".

18. CLASS ACTION WAIVER. Any Claim must be brought in the parties' individual capacity, and not as a plaintiff or class member in any purported class, collective, representative, multiple plaintiff, or similar proceeding ("Class Action"). The parties expressly waive any ability to maintain any Class Action in any forum. The arbitrator shall not have authority to combine or aggregate similar claims or conduct any Class Action nor make an award to any person or entity not a party to the arbitration. Any claim that all or part of this Class Action Waiver is unenforceable, unconscionable, void, or voidable may be determined only by a court of competent jurisdiction and not by an arbitrator. THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT TO LITIGATE THROUGH A COURT, TO HAVE A JUDGE OR JURY DECIDE THEIR CASE AND TO BE PARTY TO A CLASS OR REPRESENTATIVE ACTION; HOWEVER, THEY UNDERSTAND AND CHOOSE TO HAVE ANY CLAIMS DECIDED INDIVIDUALLY THROUGH ARBITRATION.

19. Unless expressly noted otherwise herein, this Agreement and any invoice issued by TruGreen pursuant to the terms hereof, set forth the entire understanding of the parties, and supersedes any and all proposals, negotiations, representations and prior agreements relating to the subject matter of this Agreement, written or otherwise, including without limitation any sales agreement previously executed by the parties. To the extent that any terms set forth in an invoice should conflict with the terms set forth in this Agreement this Agreement shall control. No terms conditions, or warranties other than those stated herein or in any invoice issued by TruGreen, and no agreements or understanding, oral or written, in any way purporting to modify these conditions shall be binding on the parties hereto unless hereafter made in writing and signed by authorized representatives of both parties.

20. This customer service Agreement is only valid if accepted by you within 30 days of the date submitted to customer.

By: _____ Date: _____
REPRESENTATIVE/GENERAL MANAGER

Print Name: _____ Date: _____
AUTHORIZED AGENT/CUSTOMER

Customer Signature: _____ Date: _____
AUTHORIZED AGENT/CUSTOMER