

**Street Median Island Mowing and Trimming, 2-Year (2025 & 2026) Services Contract  
City of Waukesha – The Happy Mower**

Street Median Mowing

This Contract is by and between the City of Waukesha, a Wisconsin municipal corporation, 201 Delafield Street, Waukesha, Wisconsin 53188, referred to as the City; and The Happy Mower referred to as Contractor. Together the City and Contractor are referred to as the Parties.

**Recitals**

The City has opted to contract out Street Median Mowing and has determined that the Contractor is qualified to perform the mowing. The contractor is willing to perform the street median mowing.

Now, therefore, the City and Contractor agree, and contract as follows:

**1. Contractor Obligations.**

- a. **Schedule.** The Contractor will provide to City a yearly mowing schedule that allocates adequate personnel and equipment to complete the entire weekly mowing. The Contractor must maintain this schedule with the ability to use Saturdays to catch up on time lost due to unsuitable weather and/or turf conditions. The Contractor will notify the City of any changes to the schedule. The City agrees to provide notice of cancelation by noon of the day proceeding scheduled work to be canceled.
- b. **Litter, Debris and Cleanup.** The Contractor will be responsible for the proper removal of trash, downed tree limbs four inches (4”) in diameter or less and debris from the islands. For anything larger contact, the City Grounds Maintenance Supervisor.
- c. **Mowing – Trash and Debris.** The entire site will be picked up and trash and debris disposed of before mowing begins. Mowing over or placing litter or debris in the trees, landscape beds or street curb area is not acceptable. Grass will not be blown into the streets or allowed to accumulate in the curb line or sewers. All efforts will be made to keep grass on the island.
- d. **Height of Cut.** Mowers will be rotary type and the height of cut will be set at between 2 3/4-3 ½ inches. Grounds Maintenance Supervisor shall have the right to check equipment for compliance. The Contractor shall adjust lawn mowing heights at the written request of the City.
- e. **Frequency of Mowing.** Mowing will be completed once (1) every week starting approximately the second week of **April, weather dependent and continuing through October 31<sup>st</sup>**. Cuttings may be reduced or adjusted based on. Cuttings may be reduced or adjusted based on weather conditions and/or growth rate (must be coordinated with the Grounds Maintenance Supervisor). A Right of Way (ROW) permit will be issued by the City to the Contractor in accordance with State of Wisconsin DOT standards. The City reserves the right to extend the 2025 contract one year to 2026, given a positive evaluation of the 2025 season work. The City reserves the right to extend the 2026 annually, given a positive evaluation of the previous year’s work.
- f. **Trimming and Edging.** Contractor shall be responsible at **EVERY** lawn mowing for trimming around permanent objects such as trees, shrubs, mulch and plant beds, sign posts, fencing, near buildings, in curbs and gutters, and any other part of the lawn area where the lawn mowers may not be able to reach during routine mowing. Areas to be trimmed shall be brought to the same level as the mowing level of the lawn. On City medians Section “A” the contractor is also responsible for control of weeds (chemical or trimming) in the cracks of the concrete curbing surrounding the median known as the curb apron, appendix “D” and any concrete that is attached to or extends the end of the island including sidewalk crossings,

traffic controls, etc. The contractor must take care not to damage objects during mowing and trimming operation.

- g. Final Appearance.** Picking up or bagging of cut grass and raking of leaves are not normally required. Mowing patterns shall be such that the clippings are evenly distributed, not windrowed into noticeable deposits. At the City's discretion, unevenly distributed grass clippings may have to be picked up. Grass clippings will not be allowed to accumulate on the road or curb lines. Mowing patterns will be established and equipment operated so that the height of cut is uniform and no scalping occurs. Mowing pattern will be consistent throughout the lawn area and satisfactory to the City. Trees, shrubs and other plants should not be "barked" by running into them with the mowing equipment.
- h. Personnel.** The Contractor's Contract Administrator must be available by phone and email. Contractor shall have in its employ, or under its control, sufficient qualified and competent personnel to perform work promptly and in accordance with a schedule or work program. The crew foreman must be able to converse in English. Contractor shall employ only such workers as are skilled in the tasks to which they are assigned. Workers shall act appropriately and professionally at all times. The City may require the Contractor not to assign any employee the City deems incompetent, careless, insubordinate, or otherwise objectionable to work on City projects.
- i. Equipment.** Contractor, operators and all vendors shall wear reflective vests while in the right of way, and will provide, upon request, the City with a list of owned or leased equipment. Walk behind mowers may be used around obstacles and for steep slopes. Mowing equipment shall be kept in good, safe operating condition with sharp blades so that grass is cut properly and, in such condition, that oil and gasoline are not leaked onto turf areas. Mowers shall be rear discharge or have the grass chutes closed off to eliminate objects and grass from being thrown from mowers into traffic, roads and sewers.
- j. Fueling and Oiling.** Spilled gasoline and oil kills grass. Mowers will not be fueled or oiled in grass they shall be moved to paved areas for this function.
- k. Standards.** All materials and workmanship must be in accordance with generally accepted methods and standards of the industry and be consistent of the highest quality and the City's standards. The Contractor shall perform all duties in a timely and workmanlike manner. All regulations pertaining to traffic control for street construction and maintenance operations in the City of Waukesha shall be followed. All work is subject to inspection from the City.

  - i. All contractor's supervision and staff must attend an annual safety briefing by the City and Waukesha County Highway Operation personnel.
  - ii. All persons mowing within the WisDOT right of way shall wear Class 2 safety vests.
  - iii. Mowing shall take place during non-peak travel times and in daylight hours only.
  - iv. Litter and other debris shall be removed prior to mowing. Applicants may keep cans and other recyclable items that may be turned in for cash.
  - v. Chemical treatment of the medians is prohibited.**
  - vi. Mowing shall take place with the chute facing away from traffic.
  - vii. Mowing clippings shall not plug drainage structures.
  - viii. Applicant shall have a copy of their permit nearby that is easily accessible.

- ix. Persons mowing within the median shall be responsible for any damages caused to WisDOT facilities, permitted utility facilities, etc. resulting from the mowing operation.
  - x. All persons mowing within the right of way shall be at least 16 years of age or older.
  - xi. Mower operators shall yield to vehicular traffic at all times during equipment crossing and mowing operations.
  - xii. No vehicles or equipment shall be parked or stored on the highway right of way.
  - xiii. Where the median is a curb section, temporary ramping with a plank or two shall be allowed for a riding lawn mower. Any planking of the curb shall be only to gain access to and from the median being mowed and be removed once mowing is completed.
  - xiv. The applicant may use weed whips around light poles, signposts, etc.
- I. **General Reporting of Damages and Communication.** Any vandalism, storm damage or Contractor damage to the subject areas needs to be reported as soon as possible by the Contractor to the City. The Contractor will respond to calls from the City with a response time not exceeding four (4) hours.
- m. **Regarding Property Damage and Personal Injury:**
- i. Wherever any existing material, equipment or facility is damaged by the Contractor, the cost of repair or replacement shall be charged to the Contractor. Items covered by this provision include, but are not limited to curbs, sidewalks, lawns (to include scalped areas ruts depressions), plantings, limbing or gouging of trees or shrubs, signs, light poles, vehicles etc.
  - ii. Injuries to any person, damage to any mowing site, the property of any employee at that site, customer or any property not belonging to the Contractor shall be reported immediately to the City. All such damages shall be the responsibility of the Contractor, and the Contractor shall indemnify and hold the City harmless from all such damages.
  - iii. Repair work due to damages caused by the Contractor shall be coordinated through, and subject to the approval of the City. Repairs shall be made with like materials in a manner acceptable to the City and repaired to its original state at the Contractor's expense.
  - iv. Contractor shall acquaint themselves with the location of utilities, which may be encountered or be affected by their work and shall be responsible for damage caused by neglect to provide proper precautions or protection.
2. **Payment.** The City shall pay the Contractor the total fee shown on the bottom of the contract the amount of \$86,550.00, containing three sections, Section "A" City medians, Section "B" County Medians, and Section "C" State Medians, in four (4) installments of \$21,637.50. One-quarter of the total \$86,550.00 fee shall be paid within 30 days of the execution of this contract and the remaining payments shall occur as follows: second payment upon billing at the end of July, third payment upon billing at the end of September, and the final payment shall be paid upon Contractors completion of its obligations under this Contract, not later than November 30. As noted in the Total price.
3. **Indemnification.** The contractor shall indemnify and hold the City harmless from any and all claims, demands, causes of action, lawsuits, penalties, losses, judgments, liabilities or other obligations of any kind arising out of, or connected in any way with, Contractor's performance of its obligations under this Contract.

4. **Insurance.** The contractor shall maintain insurance of the following kinds and for not less than the following limits, at the Contractor's sole expense, at all times during the performance of its obligations under this Contract. Policies shall be occurrence, and not claims-made, policies. The contractor shall obtain an endorsement making the City an additional insured, and the Contractor's insurance shall be primary, not excess, and non-contributory. All policies shall be from insurers licensed to issue such policies in Wisconsin. Upon the execution of this Contract, Contractor shall deliver a certificate of insurance to City showing that all requirements of this section are met.
  - a. Commercial general liability, \$1,000,000 per occurrence, \$2,000,000 aggregate.
  - b. Automobile liability, \$1,000,000 bodily injury, \$1,000,000 property damage.
  - c. Umbrella, \$5,000,000.
5. **Parties Are Independent Contractors.** Nothing in this Contract shall be construed to create any relationship between the Parties other than independent contractors. Unless specifically provided in this Contract, the Parties are not agents for one another, have no authority to bind the other to contracts, and have no vicarious liability for the other's acts or omissions.
6. **Governmental Immunities and Notice Requirement Preserved.** Nothing in this Contract shall be construed to be a waiver or modification of the governmental immunities or notice requirements imposed by Wis. Stats. §893.80 or any other law.
7. **Corporate Authorization.** The individuals executing this Contract on behalf of the Contractor represent that they are duly authorized to bind the Contractor contractually. Contractor represents that the execution of this Contract is not prohibited by the Contractor's articles of incorporation, by-laws or other internal operating orders, or by any applicable law, regulation or court order.
8. **Assistance of Counsel, Voluntary Contract.** The Parties acknowledge that they have either had the assistance of legal counsel in the review and execution of this Contract, or have voluntarily waived the opportunity to do so; that they have read and understand each of this Contract's terms, conditions and provisions, and their effects; and that they have executed this Contract freely, of their own volition, and not under conditions of duress.
9. **Adequacy of Consideration.** The Parties acknowledge that the consideration expressed in this Contract is adequate and sufficient to make the obligations contained in this Contract binding upon the Parties.
10. **Costs of Enforcement.** The Parties agree that in the event legal action is necessary to enforce any term or condition of this Contract, then the breaching Party will pay the non-breaching Party's costs incurred in such legal action, including actual attorney fees. If a judgment is taken, then costs of enforcement will be added to the judgment.
11. **Integration.** This Contract embodies the entire agreement of the Parties with respect to the subject matter expressed herein. All other inconsistent agreements and understandings of the Parties with respect only to the subject matter expressed herein are superseded and are unenforceable.
12. **Amendments.** No amendments, additions, or changes of any kind to this Contract will be valid unless in writing and signed by all of the Parties to this Contract.
13. **Severability.** If any term of this Contract is held unenforceable by a court having jurisdiction, then to the extent the unenforceable term can be severed from the remainder of this Contract without affecting the enforceability of the remainder of this Contract or substantially frustrating its purpose, it will be so severed, and the remainder of this Contract will remain in effect and enforceable.

- 14. Survival and Parties Bound.** Unless specifically limited in this Contract, any term, condition, or provision of this Contract will survive the execution of this Contract or any stated time periods, to the extent necessary for their performance. This Contract is binding upon and inures to the benefit of, the Parties' successors, assigns, heirs, executors, trustees, and personal representatives.
- 15. Governing Law and Jurisdiction.** This Contract will be construed and enforced according to the laws of Wisconsin. The Parties agree that if a lawsuit is necessary with respect to this Contract, it will be filed in the state Circuit Court for Waukesha County, Wisconsin. The Parties consent to personal and subject-matter jurisdiction in Wisconsin and waive all jurisdictional defenses.

**City of Waukesha**

\_\_\_\_\_  
By Shawn N. Reilly, Mayor  
Date: \_\_\_\_\_

\_\_\_\_\_  
Attested by Linda Gourdoux, Interim City Clerk-Treasurer  
Date: \_\_\_\_\_

To certify that funds are provided for payment:

\_\_\_\_\_  
Joseph Ciurro, Director of Finance  
Date: \_\_\_\_\_

**The Happy Mower**

\_\_\_\_\_  
By Jim Biancardi, Owner  
Date: \_\_\_\_\_

**Schedule A:**

**STREET MEDIAN MOWING & TRIMMING LOCATIONS**

**SECTION "A" – City Medians**

1. Arcadian Ave: .....Six islands west from the 59/164 Bypass to just past Tesch Ct.
2. Big Island: .....Four islands, one just north of Moreland Blvd, the other between E. North St & E. St. Paul from Moreland Blvd to Albert Street.
3. Main St. & Perkins Ave: .....Island at Lincoln Ave & Perkins Ave intersection, and corner lot at E. Main St and Cleveland Ave.
4. Main Street: .....Islands from Manhattan Drive east to Moreland Blvd, including Nike & Paramount.
5. Manchester Dr: .....One island at Manchester Dr and Madison Street.
6. Oakridge Court: .....Cul-de-sac island on Oakridge Court.
7. Silvernail Rd: .....Islands from Grandview west to University Dr. (include terrace).
8. South East Ave.: .....Islands from Rivera Ave south to Les Paul Parkway. Include one island north of Rivera.
9. Grand Ave: .....Islands from Rivera Dr. north to Estberg Ave.
10. Springdale Rd: .....Islands from Bluemound Rd (Hwy. JJ) south to Moreland Blvd.
11. E. Sunset Dr & Guthrie Rd: .....Island form Blackhawk Trail to Howlett Lane along Sunset and Guthrie Rd.
12. Sunset Dr: .....Islands from Les Paul Parkway (164 bypass) west to Genesee Rd. (W. St. Paul Ave). Include Chapman island & terrace between the river and bank driveway. Include from the river to St Paul on north side of Sunset Dr.
13. Tenny Ave: .....Islands from south of E. Sunset Dr. north to Roberta Ave. including the island north of Roberta.
14. E. Racine Ave: .....Two islands located at the intersection of Les Paul Parkway and E Racine Avenue. One island on each side of the intersection.
15. E. Broadway: .....Two islands located at the intersection of Les Paul Parkway and E Broadway Avenue. One island on each side of the intersection.
16. Ellis St. on Porter Ave: .....Outlot behind 1203-1221 Ellis on Porter Ave. include hill and triangle island located at N Porter Ave and Hillside Dr.
17. Delafield St: .....Islands at Delafield St and Northview Ave.
18. Moreland Blvd: ..... From Whiterock Avenue west to W. St Paul Ave. Include north side of Moreland Blvd across from Frame Park.

19. N. University Dr: .....From Madison Avenue north to Silvernail Rd.
20. Oscar St & Highland Ave..... Island at Oscar St and Highland Ave.
21. Kisdon & Knollwood ..... Kisdon Hill Court island, Knollwood Court island.
22. Woodfield Circle .....Large island on Woodfield Circle back to trees edge.
23. River Valley Road .....Island on River Valley Road at River Road.
24. Progress & S. West Ave..... Island west of RR tracks at intersection of Progress Ave & S. West Ave.
25. Maple Ave at College Ave ..... Terrace and behind sidewalk at property south of 121 Maple Ave.
26. Buena Vista & Pewaukee ..... Corner lot at Buena Vista Ave & Pewaukee Rd.
27. Broadway & Wisconsin ..... NE corner of intersection at W Broadway & Wisconsin Ave.
28. Northview & Grandview..... NW corner of Northview Rd & N Grandview Blvd.
29. Summit & Grandview ..... NW corner of Summit Ave & N Grandview Blvd.
30. Downtown Parking Lots..... Brook St parking lot #6 and Madison St parking lot #13.

**SECTION “B” – County Medians**

1. HWY. 18 Manhattan-Wolf: .....Islands on E. Moreland Blvd from Manhattan Dr east to Wolf Rd.
2. St. Paul Ave: .....St. Paul Ave from Saylesville Rd to Harris Highland Dr.
3. Meadowbrook Rd:.....All median islands from I-94 south to Madison Street.
4. Meadowbrook Rd bike trail.....From Northview Road south to Summit Avenue. Mow from the curb edge or road edge to one mower width on the east side of the trail.

**SECTION “C” – State Medians**

1. Les Paul Parkway .....Intersection of Moreland and Wolf Road, south and west to Madison Street.
2. Wolf Rd. to I-94:.....Islands on E. Moreland Blvd from Wolf Rd east to I-94.

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<b>Section A 2025 price</b>	<b>\$50,800.00</b>
<b>Section B 2025 price</b>	<b>\$14,000.00</b>
<b>Section C 2025 price</b>	<b>\$21,750.00</b>
<b>Total Schedule payments (sections A + B + C) Total price 2025</b>	<b>\$86,550.00</b>
<b>Optional 2026 season (and annual renewal) Total price</b>	<b>\$83,800</b>