

RESOLUTION NO. 20-26

**A RESOLUTION OF THE TWIN OAKS BOARD OF ALDERMEN  
APPROVING A FIRST AMENDMENT TO THE AGREEMENT FOR  
CLEANING AND DISINFECTING SERVICES BETWEEN THE CITY OF  
TWIN OAKS AND J & B FRANCHISE, INC. DOING BUSINESS AS JAN-  
PRO CLEANING SYSTEMS OF ST LOUIS.**

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**BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS, MISSOURI, AS FOLLOWS:**

**Section 1.** The Board of Aldermen hereby approves, and the Mayor is hereby authorized to execute, the First Amendment to the Janitorial Services Agreement on behalf of the City of Twin Oaks with J & B Franchise Venture, Inc. doing business as JAN-PRO Cleaning Systems of St. Louis for cleaning and disinfecting services which amendment shall be in substantially the form of "Exhibit 1" attached hereto and incorporated herein by reference.

**Section 2.** This Resolution is adopted and shall be in full force and effect on and after its passage and approval.

THIS RESOLUTION WAS PASSED AND APPROVED THE 7<sup>th</sup> DAY OF OCTOBER 2020,  
BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS, MISSOURI.



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Russ Fortune, Mayor

Attest:



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Frank Johnson, City Clerk

## Exhibit 1

### JANITORIAL SERVICES AGREEMENT, FIRST AMENDMENT

This First Amended Agreement is made this \_\_\_\_ day of October, 2020 between J & B FRANCHISE VENTURE, INC. doing business as **JAN-PRO Cleaning Systems of St. Louis** ("Jan-Pro") and **City of Twin Oaks** ("Client"). This First Amended Agreement shall amend the original agreement dated July 2020 (the "Original Agreement"), as follows:

Paragraph 1 of the Original Agreement is repealed in its entirety and replaced with a new Paragraph 1 to read as follows:

"1. Jan-Pro agrees to perform the following recurring services (1) scheduled cleans of park restrooms @\$45 per clean as set forth in **Exhibit A** and (2) Enviroshield Disinfection of playground as set forth \$300 per week, as set forth in **Exhibit B**.

Paragraph 4 of the Original Agreement is repealed in its entirety and replaced with a new Paragraph 4 to read as follows:

"4. Jan-Pro sends invoices at the beginning of each month for the prior month at the amount of the monthly rate set forth in Exhibit A and Exhibit B. For bathroom cleanings, partial months will be pro-rated based on the number of cleanings from the prior month multiplied by the "per clean" rate (\$45.00) and for playground cleanings on the "per week" rate (\$300.00). Payment terms at net 10 days. Any changes to the frequency of the recurring janitorial services set forth in Exhibit A will be calculated as the "per clean" rate (\$46.00) or per week rate (\$300.00), as applicable, times the number of cleaning per month as the new monthly rate. All additional services are invoiced as incurred, with payment terms at net 10 days. A finance charge of 1.5% per month (minimum \$15.00) is assessed on all delinquent accounts over 60 days."

#### **ALL OTHER TERMS TO REMAIN IN EFFECT**

Except as expressly set forth in this First Amended Agreement, the terms of the Original Agreement otherwise remain unmodified and the Original Agreement remains in full force and effect. Each reference in the Original Agreement to itself shall be deemed also to refer to this First Amended Agreement.

#### **COUNTERPARTS**

This First Amended Agreement may be executed in one or more counterparts each of which shall be deemed an original and all of which shall constitute one and the same agreement.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement as of the effective date of Contract first above written.

**CITY OF TWIN OAKS**

**J & B FRANCHISE VENTURE, INC. d/b/a  
JAN-PRO Cleaning Systems of St. Louis**

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Exhibit A

C2002



**SPECIALS AND EXTRA WORK AUTHORIZATION**

Work Order Date: 09/29/2020  
Total Billing Amount: \$360.0 (Excluding any applicable tax)  
Customer Name: City of Twin Oaks  
Contact Name: Frank Johnson  
Service Address: 1381 Big Bend Rd; st louis, mo 63021  
Telephone: (636) 225-7873 Fax: Email: fjohnson@cityoftwinoaks.com  
Services Performed: Deep Clean  
Service Details: 8 scheduled cleans of park restrooms @\$45 per clean.  
Alarm Code:  
Account Emergency Contact: Emergency Telephone:  
Franchisee Name: Franchisee Phone:

Terms & Conditions same as those of customer contract. If customer does not have a regular service contract with Jan-Pro,  
***All special services require 50% deposit prior to services taking place and remainder of balance due upon completion of project.***

Authorized By

JAN-PRO Representative

Name:

Name: Alex Pulos

Signature:

Signature:

Date:

Date:

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**CUSTOMER APPROVAL OF COMPLETED WORK**

Date Confirmed:

Date Completed:

Billing Contact: Frank Johnson

Billing Address: 1381 Big Bend Rd; St Louis , mo 63021

Billing Telephone: (636) 225-7873

Billing Fax:

Customer comments:

Service satisfactory confirmed: \_\_\_\_\_

(Customer Signature)

\_\_\_\_\_  
JAN-PRO OPERATIONS SIGNATURE

\_\_\_\_\_  
DATE

Cleaning & Disinfecting Services provided by independently owned and operated JAN-PRO Cleaning & Disinfecting™ franchisees

Exhibit B

C2002



**SPECIALS AND EXTRA WORK AUTHORIZATION**

Work Order Date: 10/01/2020  
Total Billing Amount: \$1200.0 (Excluding any applicable tax)  
Customer Name: City of Twin Oaks  
Contact Name: Frank Johnson  
Service Address: 1381 Big Bend Rd; st louis, mo 63021  
Telephone: (636) 225-7873 Fax: Email: fjohnson@cityoftwinoaks.com  
Services Performed: EnviroShield

Service Details: \$300 per week Enviroshield Disinfection of playground.

Alarm Code:

Account Emergency Contact: Emergency Telephone:

Franchisee Name: Franchisee Phone:

Terms & Conditions same as those of customer contract. If customer does not have a regular service contract with Jan-Pro,  
***All special services require 50% deposit prior to services taking place and remainder of balance due upon completion of project.***

Authorized By

Name:

Signature:

Date:

JAN-PRO Representative

Name: Alex Pulos

Signature:

Date:

\*\*\*\*\*  
**CUSTOMER APPROVAL OF COMPLETED WORK**

Date Confirmed:

Date Completed:

Billing Contact: Frank Johnson

Billing Address: 1381 Big Bend Rd; St Louis , mo 63021

Billing Telephone: (636) 225-7873

Billing Fax:

Customer comments:

Service satisfactory confirmed: \_\_\_\_\_  
(Customer Signature)

\_\_\_\_\_  
JAN-PRO OPERATIONS SIGNATURE

\_\_\_\_\_  
DATE

*Cleaning & Disinfecting Services provided by independently owned and operated JAN-PRO Cleaning & Disinfecting™ franchisees*