

**ADDENDUM TO 2024 FALL CLEANUP AGREEMENT FOR 2020 CAREY AVE**  
**Between**  
**LARAMIE COUNTY AND TFM22 LLC**

THIS ADDENDUM is made and entered into by and between the Laramie County, P. O. Box 608, Cheyenne, Wyoming 82003, ("COUNTY") and TFM22 LLC, 1515 South Greeley Hwy, Cheyenne, WY 82007 ("CONTRACTOR") (COUNTY and CONTRACTOR collectively known as "Parties" herein.) The Parties agree as follows:

**I. PURPOSE**

The purpose of this Addendum is to modify the "24' Fall Cleanup", Proposal #1145 (hereinafter "Agreement"), attached and incorporated herein as "**Attachment A.**" The Agreement is for CONTRACTOR to provide fall cleanup services for COUNTY at the building located at 2020 Carey Ave, Cheyenne, WY 82009 as specified in Agreement. The Agreement comprises of a Proposal (2 pages) dated October 29, 2024.

**II. TERM**

This Addendum shall commence on the date last executed by the duly authorized representatives of the parties to this Agreement and shall remain in full force and effect until the Agreement and Addendum are completely performed or are terminated as provided herein.

**III. RESPONSIBILITIES OF COUNTY**

COUNTY shall pay CONTRACTOR three thousand four hundred (\$3,400.00) for the services detailed in "Attachment A."

**IV. RESPONSIBILITIES OF CONTRACTOR**

CONTRACTOR shall provide and complete the services as fully described in "Attachment A."

**V. GENERAL PROVISIONS**

1. Independent Contractor: The services to be performed by CONTRACTOR are those of an independent contractor and not as an employee of the COUNTY. CONTRACTOR is not eligible for Laramie County Employee benefits and will be treated as an independent contractor for federal tax filing purposes. CONTRACTOR assumes responsibility for its personnel who provide services pursuant to this Contract and will make all deductions required of employers by state, federal and local laws and shall maintain liability insurance for each of them. CONTRACTOR is free to perform the same or similar services for others.

2. Entire Agreement: The Agreement (2 pages) and this Addendum (5 pages) represents the entire and integrated agreement and understanding between the parties in regard to

the subject matter herein and supersedes all prior negotiations, statements, representations and agreements, whether written or oral.

3. Assignment: Neither this Agreement and Addendum, nor any rights or obligations hereunder shall be assigned or delegated by a party without the prior written consent of the other party.

4. Modification: This Agreement and Addendum shall be modified only by a written agreement, duly executed by all parties hereto.

5. Termination: This Agreement may be terminated (a) by either party at any time for failure of the other party to comply with the terms and conditions of this agreement; (b) by either party, with thirty (30) days' prior written notice to the other party; (c) pursuant to the terms of the Agreement; or (d) upon mutual written agreement by both parties.

6. Invalidity: If any provision of this Agreement and Addendum is held invalid or unenforceable by any court of competent jurisdiction, or if the COUNTY is advised of any such actual or potential invalidity or unenforceability, such holding or advice shall not invalidate or render unenforceable any other provision hereof. It is the express intent of the parties the provisions of this Agreement and Addendum are fully severable.

7. Applicable Law and Venue: The parties mutually understand and agree this Agreement and Addendum shall be governed by and interpreted pursuant to the laws of the State of Wyoming. If any dispute arises between the parties from or concerning this Agreement and Addendum or the subject matter hereof, any suit or proceeding at law or in equity shall be brought in the District Court of the State of Wyoming, First Judicial District, sitting at Cheyenne, Wyoming or the Federal District Court, District Of Wyoming. This provision is not intended nor shall it be construed to waive the COUNTY's governmental immunity as provided in this Agreement and Addendum.

8. Discrimination: All parties agree they will not discriminate against any person who performs work under the terms and conditions of this Agreement and Addendum because of race, color, gender, creed, handicapping condition, or national origin.

9. ADA Compliance: All parties agree they will not discriminate against a qualified individual with disability, pursuant to a law as set forth in the Americans With Disabilities Act, P.L. 101-336, 42 U.S.C. § 12101, *et seq.*, and/or any properly promulgated rules and regulations relating thereto.

10. Governmental/Sovereign Immunity: The COUNTY does not waive its Governmental/Sovereign Immunity, as provided by any applicable law including W.S. § 1-39-101 *et seq.*, by entering into this Agreement and Addendum. Further, COUNTY fully retains all immunities and defenses provided by law with regard to any action, whether in tort, contract or any other theory of law, based on this Agreement and Addendum.

11. Third Parties: The parties do not intend to create in any other individual or entity the status of third party beneficiary, and this Agreement and Addendum shall not be construed so as to create such status. The rights, duties and obligations contained in this Agreement and Addendum shall operate only between the parties to the Agreement and Addendum, and shall inure solely to the benefit of the parties to this Agreement and Addendum.

12. Indemnification: To the fullest extent permitted by law, CONTRACTOR agrees to indemnify and hold harmless the COUNTY, its elected and appointed officials, employees and volunteers from any and all liability for injuries, damages, claims, penalties, actions, demands or expenses arising from or in connection with work performed by or on behalf of CONTRACTOR for the COUNTY. CONTRACTOR shall carry liability insurance sufficient to cover its obligations under this provision and provide the COUNTY with proof of such insurance.

14. Conflict of Interest: COUNTY and CONTRACTOR affirm, to their knowledge, no CONTRACTOR employee has any personal beneficial interest whatsoever in the agreement described herein. No staff member of CONTRACTOR, compensated either partially or wholly with funds from this Agreement, shall engage in any conduct or activity which would constitute a conflict of interest relative to this Agreement.

15. Force Majeure: Neither party shall be liable to perform under this Agreement and Addendum if such failure arises out of causes beyond control, and without the fault or the negligence of said party. Such causes may include, but are not restricted to, Act of God or the public enemy, fires, floods, epidemics, quarantine restrictions, freight embargoes, and unusually severe weather. In every case, however, a failure to perform must be beyond the control and without the fault or the negligence of said party.

16. Limitation on Payment: The COUNTY's payment obligation is conditioned upon the availability of funds which are appropriated or allocated for the payment of this obligation. If funds are not allocated and available for the continuance of the services and equipment provided by CONTRACTOR, the Agreement may be terminated by the COUNTY at the end of the period for which funds are available. The COUNTY shall notify CONTRACTOR at the earliest possible time of the services which will or may be effected by a shortage of funds. At the earliest possible time means at least thirty (30) days before the shortage will affect payment of claims, if the COUNTY knows of the shortage at least thirty (30) days in advance. No penalty shall accrue to the COUNTY in the event this provision is exercised, and the COUNTY shall not be obligated or liable for any future payments due or for any damages as a result of termination under this provision. This provision shall not be interpreted or construed to permit COUNTY to terminate this Agreement in order to acquire similar services from another party.

17. Notices: All notices required and permitted under this Agreement shall be deemed to have been given, if and when deposited in the U.S. Mail, properly stamped and addressed to the party for whom intended at such parties' address listed herein, or when personally delivered personally to such party. A party may change its address for notice hereunder by giving written notice to the other party.

18. Addendum Controls: Where a conflict exists or arises between any provision or condition of this Addendum and the Agreement, the provisions and conditions set forth in this Addendum shall control.

19. Compliance with Law: The parties agree that they shall comply with all applicable laws, regulations and ordinances, whether Federal, State or Local.

**[remainder of page intentionally left blank, signatures on following page]**

**ADDENDUM TO 2024 FALL CLEANUP AGREEMENT FOR 2020 CAREY AVE**  
**Between**  
**LARAMIE COUNTY AND TFM22 LLC**

**SIGNATURE PAGE**

LARAMIE COUNTY

By:  Date 10/29/24  
Chairman, Laramie County Board of Commissioners

ATTEST:

By: \_\_\_\_\_ Date \_\_\_\_\_  
Debra Lee, Laramie County Clerk

CONTRACTOR: TFM22 LLC

By:  Date 10-29-24

This Agreement is effective the date of the last signature affixed to this page.

REVIEWED AND APPROVED AS TO FORM ONLY:

By:  Date 10-29-24  
Laramie County Attorney's Office

## 24' Fall Cleanup

**Date** 10/29/2024

**Customer** Jerry Pribble | Laramie County Government | 309 W . 20th St, Ste 1900 | Cheyenne, WY 82001

**Property** Laramie County 2020 Carey Ave | 2020 Carey Ave | Cheyenne, WY 82001

### Fall Cleanup

#### Pruning/ Trimming

- Trim overgrown bushes back to avoid cars and pedestrians
- Trim tree branches lower than 8' in all parking/ drive areas.
- Trim accessible dead branches out of trees

**Pruning/ Trimming:** \$1,300.00

#### Weed Pulling

Remove weeds in parkinglot cracks, sidewalks, and rockbeds.

**Weed Pulling:** \$1,200.00

#### Fall Cleanup

Cleanup of property consisting of blowing out leaves, collection, and removal from property. Collection and disposal of any trash in parking and turf areas. Line trimming and mowing of all contracted areas. Blowing off grass clippings from mowing and trimming.

**Fall Cleanup:** \$900.00

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**Subtotal** \$3,400.00

**Estimated Tax** \$0.00

**Total** **\$3,400.00**

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**Terms & Conditions**

By \_\_\_\_\_  
**Alexander Sutton**

Date 10/29/2024  
\_\_\_\_\_  
**TFM 22 LLC**

By \_\_\_\_\_

Date \_\_\_\_\_  
\_\_\_\_\_  
**Laramie County 2020 Carey Ave**

