

CONTRACT AGREEMENT
AGREEMENT FOR PROFESSIONAL SERVICES

This Agreement is made and entered into on the 1st day of July 2026, by and between the City of Rio Dell (herein referred to as "City"), and Humboldt Senior Resource Center, Inc (herein after referred to as "HSRC"), for the period of July 1, 2026, to June 30, 2027, regarding the following services:

Home Repair for Income Eligible Older Adults Aged 60 and Older

IT IS MUTUALLY AGREED by and between City and HSRC as follows:

1. HSRC shall, perform, in a satisfactory and proper manner, home repair services to income eligible older adults aged 60 and older, who reside within the city limits of Rio Dell. Repairs may not exceed \$300 per household, per fiscal year. Examples of home repair services include, but are not limited to those listed in Appendix A.
1. Eligible resident's incomes qualifications shall be determined by utilizing the 2026 Humboldt County Moderate Income Limit Maximums as defined in Appendix A.
2. **City** shall compensate HSRC up to a total of \$1,500 per fiscal year.
3. Services must be available through the entire 12-month contract.
4. **Any** changes in the scope of service, including any increase or decrease in compensation which is agreed upon between the parties, shall be effective when incorporated in written amendments to the Agreement. No oral understanding or agreement shall be binding to the parties hereto.
5. Compensation shall be paid to HSRC upon receipt of properly completed financial reports. Total annual compensation shall not exceed \$1,500 per fiscal year, unless previously agreed upon in accordance with item four above.
6. HSRC agrees to comply with all federal, state, and local laws, regulations, standard, policies, and standards of employment. HSRC also agrees to keep in effect all licenses, permits, notices, certificates, bonds, and insurance required for performing the service.
7. During the terms of this Agreement, HSRC shall insure, HSRC and, as an additional primary insured, shall insure City, its officials, officers, and employees against all damages and claims for damage for bodily injury or property damages arising out of this Agreement.

\$1,000,000 combined single limit. HSRC shall furnish City with properly executed certificates of insurance and provide that such insurance shall not be cancelled, allowed to expire, or materially reduced in coverage except on thirty (30) days prior written notice to City.

8. HSRC shall expend funds received solely for the purpose of this project.
9. **Termination or Suspension for Cause.** Upon breach of this agreement, City shall have the right to (1) suspend the project funded under this Agreement or (2) terminate this Agreement by giving notice to HSRC of such suspension or termination. The city shall specify in writing the effective date thereof at least five (5) days before the effective date of such suspension or termination.
10. **Termination for Convenience.** Either City or HSRC may terminate this agreement upon thirty (30) days written notice to written notice to other party.
11. **Indemnification.** HSRC shall indemnify, hold harmless and defend the City from and against any and all claims, causes of action, fines, penalties and damages of every type and nature, including, without limitation, those related to injuries to person(s) or property, arising out of or related to HSRC's provision of services pursuant to this Agreement.

City and HSRC executed this agreement on _____, 2026.

HSRC:

City of Rio Dell

Rachael Sovereign
Director of Operations

Kyle Knopp
City Manager

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Appendix A

2. Home repair services may include, but are not limited to the following:
- a. Grab Bar Installations (Toilet, Bathtub, Showers)³
 - b. Floor Trip Hazard Repairs
 - c. Railing and Banister Repairs
 - d. Changing of Light Bulbs in Ceiling, Porch Fixtures, and other hard to reach areas
 - e. Repair to doors and doorways
 - f. Minor Roof Repairs
 - g. Minor Plumbing and Electrical Repairs
 - h. Purchasing and Installing Smoke Detectors and Carbon Monoxide Detectors (and replacement of batteries)
 - i. Caulk Around Windows or other Minor Weatherizing Treatments
 - j. Minor Repairs of Existing Fencing if Unsafe
 - k. Clean Up and Disposal of Plant materials to Maintain Safe Exterior Walkways, Stairs, and Steps.
 - l. Platforms for Chairs and Sofas

3. 2026 Humboldt County Moderate Income Limit Maximums

Number of Persons in Household	1	2	3	4	5	6	7	8
	\$81,550	\$93,200	\$104,850	\$116,500	\$125,800	\$135,150	\$144,450	\$153,800