

Community Benefit Grant Agreement

This Grant Agreement (“Agreement”) is made as of October 28th, 2025 (“Effective Date”), between the County of Yolo a political subdivision of the State of California (“COUNTY”), and the City of Woodland, a California municipal government organization (“BENEFICIARY”).

TERMS AND CONDITIONS

1. Grant Award.
 - a. COUNTY hereby agrees to award \$5,000 to BENEFICIARY solely for the purposes of funding the project or uses described in Attachment A, which is attached hereto and incorporated by reference (“Project”).
 - b. Funding shall be provided as a single lump sum within 30 calendar days of the Effective Date.
2. BENEFICIARY Obligations. BENEFICIARY agrees that all funds provided by the COUNTY under this Agreement will be held by the BENEFICIARY and applied solely toward the Project. To that end, the funds will be specifically earmarked and reserved for Project and will not be made available or used for other BENEFICIARY functions or general agency purposes and any other use of said funding is prohibited. Failure to spend the funds in accordance with the terms of this Agreement shall constitute a default and COUNTY may require the repayment of funds awarded in addition to any other remedies allowed by law.
3. Status of BENEFICIARY.
 - a. BENEFICIARY and BENEFICIARY’s contractors, subcontractors, and other vendors shall act in an independent capacity and not as employees, partners, officers or agents of COUNTY.
 - b. BENEFICIARY certifies that neither the entity, nor its principals or affiliates, are excluded or disqualified from receiving federal funds.
4. Records. BENEFICIARY shall keep, and provide to COUNTY or its agents, upon request, accurate financial records necessary to enable COUNTY to review BENEFICIARY’s performance of this Agreement. These records shall demonstrate the grant funding has been used for the Project. BENEFICIARY shall maintain all such records for at least five years from the Effective Date.
5. Nondiscrimination. By signing this Agreement, BENEFICIARY certifies that it will comply with all applicable legal requirements relating to nondiscrimination and nondiscriminatory use of public funds, including that BENEFICIARY shall not deny benefits or services, or otherwise discriminate on the basis of race, color, national origin (including limited English proficiency), disability, age, or sex (including sexual orientation and gender identity).
6. General Terms and Conditions.

- a. As between COUNTY and BENEFICIARY, BENEFICIARY is solely responsible for full and timely compliance with all local, state, and federal laws and regulations pertaining to completion of the Project. This includes, but is not limited to, compliance with state prevailing wage laws (Labor Code §§ 1720 et seq.). COUNTY's sole obligation under this Agreement is to provide funding to BENEFICIARY in the amount, time, and manner specified herein.
- b. If for any reason BENEFICIARY later elects not to proceed with the Project, the BENEFICIARY will refund to the COUNTY all funding provided under this Agreement.
- c. BENEFICIARY agrees to indemnify, defend, protect, hold harmless, and release COUNTY, its governing body, agents, officers and employees, from and against any and all claims, losses, proceedings, damages, causes of action, liability, costs, or expenses (including attorney's fees and witness costs) arising from or in connection with BENEFICIARY's performance of the Project.
- d. BENEFICIARY shall not assign or transfer any interest in this Agreement without the prior written consent of the COUNTY, and any attempt by a BENEFICIARY to so assign or transfer this Agreement without the COUNTY's consent shall be void and of no effect.
- e. The waiver by either party or any of its officers, agents or employees, or the failure of either party or its officers, agents or employees to take action with respect to any right conferred by, or any breach of any obligation or responsibility of this Agreement, will not be deemed to be a waiver of such obligation or responsibility, or subsequent breach of same, or of any terms, covenants or conditions of this Agreement.
- f. The persons executing this Agreement on behalf of the parties affirmatively represent that each has the requisite legal authority to enter this Agreement on behalf of their respective party, and to bind their respective party to the terms and conditions of this Agreement.
- g. This Agreement is not intended to, and will not be construed to, create any right on the part of a third party to bring an action to enforce any of its terms.
- h. This Agreement may only be amended in writing executed by COUNTY and BENEFICIARY.
- i. This Agreement shall be construed under and in accordance with the laws of the State of California. The construction and interpretation of this Agreement shall be governed by the laws of California with venue residing in Yolo County, except to the extent an issue may be governed by federal law.

- j. This Agreement constitutes the entire agreement between the parties with respect to funding contributions and supersedes all prior negotiations, representations, or other agreements, whether written or oral. In the event of a dispute between the parties as to the language of this Agreement or the construction or meaning of any term hereof, this Agreement will be deemed to have been drafted by the parties in equal parts so that no presumptions or inferences concerning its terms or interpretation may be construed against any party to this Agreement.

This Agreement is hereby executed on the day and year first above written.

BENEFICIARY

COUNTY OF YOLO

Ken Hiatt, City Manager

Tonia Murphy, Procurement Manager

EXHIBIT A

Description of Project

The Woodland Aquatic Center Project is a major community investment led by the City of Woodland to expand recreational, educational, and wellness opportunities for residents. In early 2026, the City anticipates that the new Woodland Aquatic Center will open. This facility is located adjacent to the Woodland Community & Senior Center. It consists of a ten-lane competition pool (the Davidson Competition Pool), a recreation pool with play features and shallow lanes for learn-to-swim activities, an approximately 4,500 square foot support building (ticket center/office, locker rooms, restrooms, lifeguard/staff room, mechanical room, and chemical storage), and other landscaping improvements.

A contribution of \$5000 to support the aquatics programs would be utilized to purchase equipment that enhances both senior and youth aquatic activities.

Specifically, the funding would go toward purchasing buoyancy belts, foam dumbbells, and kickboards for the Senior Lap Swim and Water Exercise classes. In addition, a portion of the funds would be used to acquire swim lesson equipment for children, including fun noodles and water exploration toys that make learning to swim both engaging and safe.

Project Overview

The new Aquatic Center will provide a modern, accessible, and family-friendly facility featuring both competitive and recreational swimming amenities. The design and construction will comply with all applicable accessibility, safety, and building standards.

Project Background

This \$15.3 million project marks Woodland's second public aquatic facility, following the Charles Brooks Swim Center, and represents the City's continued investment in public recreation and youth development. The new facility replaces a hard-packed dirt site and fulfills a long-term community goal of expanding aquatic access.

Originally proposed near Pioneer High School, the project was relocated to its current site due to geotechnical constraints. The selected location offers improved accessibility for nearby neighborhoods and schools, enhanced by proximity to the new Pedestrian/Bike Overpass.

Funding for the project is provided through a combination of City capital funds, Measure U sales tax revenues, and private donations, including contributions from the John and Eunice Davidson Fund, Nugget Markets, Lennar Homes, Tom and Meg Stallard, Cobram Estates, Woodland Clinic Medical Group, Pacific Coast Producers, and UNICO.