

CITY OF SEBASTOPOL CITY COUNCIL

AGENDA ITEM REPORT FOR MEETING OF: September 2, 2025

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To: Honorable Mayor and City Councilmembers

From: Erik Billing, Public Works Supervisor
Toni Bertolero, Public Works Engineer

Subject: Ives Park Calder Creek Repair Project

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RECOMMENDATIONS:

The item is to request Council adopt a resolution for a budget amendment adding a new Capital Improvement Project for the Ives Park Calder Creek Repair for \$64,400. The funding source is Building/Facilities/Infrastructure Reserves Fund 103.

EXECUTIVE SUMMARY:

The public project is a new CIP project, Ives Park Calder Creek Repair Project, for the design, permitting and construction of a trenchless repair of the 60-inch corrugated metal storm drain pipe located in Ives Park. Under the State Public Contract Code and the City's Purchasing Policy #89, public projects under \$75,000 do not have to be publicly bid but can be performed under negotiated contract. The City has selected Miksis Services, Inc., to perform the work because of their experience with this type of repair and their reliable, long-standing work history with the City.

The proposed budget amendment cost summary is shown in Table 1:

Table 1 – Cost Summary

Description	Amount
Design/Env/Permits	\$26,000.
Construction	\$32,000.
Contingency (20%)	<u>\$6,400.</u>
Total	\$64,400.

BACKGROUND:

On April 25, 2025, a large sinkhole was found in an asphalt pathway that crosses Calder Creek in Ives Park. Upon examination, it was found that the structure of the base of the large 60-inch diameter by 30-foot length corrugated metal pipe (CMP) was compromised. This caused the fill and soil beneath the pipe to wash down Calder Creek and the fill above the pipe to slip into the void which resulted in unsupported asphalt in the pathway. The CMP that needs repair is directly in line with the flow of Calder Creek. The sink hole was determined to be a risk for public safety and covered with large steel plates.

DISUSSION:

Due to the urgency of the situation, Miksis Services was retained to perform a trenchless repair of the CMP. The repair consists of a cinderblock wall to keep the water held upstream with two 8" diversion pipes. Once the CMP is in a dry environment, the repair to the floor of the CMP could begin. Public Works staff removed some of the backfill surrounding the CMP and patch paving the area with asphalt to temporarily repair the area to alleviate public safety concerns.

Public Works requested the Contractor to inspect the CMP pipeline and recommend a repair. The Contractor submitted a scope of services and a construction cost estimate on May 19, 2025, in the amount of approximately \$31,500. The work began on June 16, 2025, and shortly after work began, the Contractor modified the temporary precautionary measures to comply with a request from the State Water Board. In addition, staff is acquiring permits with California Fish and Wildlife, United States Army Corps, and the State Water Board. There is no cost for Fish and Wildlife and Army Corps permits. The State Water Board permit is a fee of \$4,212. Permit applications were submitted on August 18, 2025. Due to the temporary measures and the potential added costs from work requirements from the resource agencies, a 20% contingency is requested, rather than the customary 10% contingency. In addition, the resource agencies also required engineered design and drawings for the repair adding to the cost of the project.

STAFF ANALYSIS:

The work performed by the Contractor was the installation of a temporary dam and two (2) internal bypass pipes, patching the CMP in the corroded areas, installing wire mesh and regrouting the bottom half of the pipe.

This is a new CIP project and was not originally requested in the Fiscal Year 2025-26 budget. At the time, due to the concerns with the sink hole creating a public safety issue, it was the Public Works Director/City Engineer's determination that this project is an emergency repair and under the City's purchasing policy and under State Public Contract Code, could be performed immediately. Furthermore, it is critical that the work be completed before the start of the rainy season. The temporary measures would not be able to withstand impacts from measurable rain.

When the repair was initiated, the work was observed by a Water Board staff and it was determined that permits are required. With the permitting requirements, the work could not continue and temporary measures were placed to prevent degradation to the creek.

CITY COUNCIL GOALS/PRIORITIES/AND OR GENERAL PLAN CONSISTENCY:

This agenda represents the City Council goals/priorities as follows:

- Goal 3 – Infrastructure. Maintaining high quality infrastructure, facilities and services includes repairing/replacing outdated city facilities, improving streets, stormwater and wastewater infrastructure.

This agenda item represents the City Council General Plan Consistency (if applicable):

- Conservation and Open Space (COS 3-3): Support rehabilitation of any culverted or open existing channel and the natural water table.
- The Planning Commission made a finding of General Plan Consistency for the Capital Improvement Plan (Plan) on May 13, 2025. Adding this new CIP project is consistent and similar to other projects in the Plan and therefore does not require a new finding by the Planning Commission.

FISCAL IMPACT:

The CIP project budget is \$64,400 with funding from Building/Facilities/Infrastructure Fund 103. The current estimated ending fund balance for Fiscal Year 2025-26 is \$1,095,517 and there are sufficient funds for this project.

COMMUNITY OUTREACH:

This item has been noticed in accordance with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours prior to the scheduled meeting date.

As of the writing of this staff report, the City has not received any public comment on this item. However, if staff receives public comment from interested parties following the publication and distribution of this staff report, such comments will be provided to the City Council as supplemental materials before or at the meeting. In addition, public comments may be offered during the public comment portion of this item.

RESTATED RECOMMENDATION:

That the City Council (1) approve Purchase Order for the Ives Park Emergency Repair Trenchless Rehabilitation of 60" CMP Storm Drain Project, and (2) adopt a resolution amending the budget for the Project.

CITY COUNCIL OPTION(S):

There is no feasible option because the repair work must be completed to avoid further damage to the creek and to protect public safety.

ATTACHMENTS:

- 1-Budget Amendment Resolution
- 2-Planning Commission Resolution 25-02

APPROVALS:

Department Head Approval: Approval Date: 8/25/25

CEQA Determination (Planning): Approval Date: 8/14/25

This project is Categorically Exempt pursuant to CEQA Guidelines Section 15301 (d).

Administrative Services (Financial) Approval Date:

Costs authorized in City Approved Budget: ☐ Yes ☒ No ☐ N/A

Account Code (f applicable) Fund 103

City Attorney Approval: Approval Date: N/A

City Manager Approval: Approval Date: 8/25/25

RESOLUTION NUMBER: 2025-____
CITY OF SEBASTOPOL

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL AUTHORIZING A BUDGET
AMENDMENT FOR THE CALDER CREEK STORM DRAIN REPAIRS AT IVES PARK

WHEREAS, it was discovered that the structure of the base of the 60-inch diameter by 30-foot length storm drain pipe is compromised and damaged and caused the fill and soil beneath the pipe to wash down Calder Creek and the fill above the pipe to slip into the void which resulted in unsupported asphalt in the pathway at Ives Park; and

WHEREAS, due to the urgency of the situation, staff is requesting that a new capital improvement project be added in Fiscal Year 2025-26 for the Calder Creek Storm Drain Repairs at Ives Park to prevent environmental damage to Calder Creek and alleviate public safety concerns with the compromised pathway.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Sebastopol does hereby approve a budget amendment for \$64,400.00 for the Calder Creek Storm Drain Repairs at Ives Park Project from the Building/ Facilities/Infrastructure Fund 103 for the design, permitting, and construction of the project.

The above and foregoing Resolution was duly passed, approved, and adopted at a meeting by the City Council on the 2nd day of September 2025 by the following vote:

VOTE:

Ayes:

Noes:

Absent:

Abstain:

APPROVED: _____
Mayor Steven Zollman

ATTEST: _____
Mary Gourley, Acting City Manager/City Clerk, MMC

APPROVED AS TO FORM: _____
Alex Mog, City Attorney

DRAFT RESOLUTION NO. 25-02

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEBASTOPOL FINDING
THAT THE PROPOSED CAPITAL IMPROVEMENT PLAN
FOR FISCAL YEAR 2025-26 IS CONSISTENT WITH THE ADOPTED GENERAL PLAN

WHEREAS, the City of Sebastopol completed a comprehensive General Plan update with adoption of a new General Plan on November 15, 2016; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA, codified at Public Resources Code § 21000 et seq.) and the State CEQA Guidelines (14 CCR, § 15000 et seq.), on November 15, 2016, the City Council certified and adopted an Environmental Impact Report (EIR) for the Sebastopol General Plan (the “Project”; State Clearinghouse No. 2016032001); and

WHEREAS, the State of California Government Code Section 65401 requires the City’s Planning Commission review the Capital Improvement Plan for consistency with the City’s adopted General Plan prior to final adoption by the City Council; and,

WHEREAS, the City of Sebastopol Capital Improvement Program (CIP) is a five-year program and the annual Capital Improvement Plan for Fiscal Year 2025-26 outlines public improvements and estimated expenditures to construct improvements; and

WHEREAS, on May 13, 2026, the Sebastopol Planning Commission opened a duly-noticed public hearing to review the Capital Improvement Plan for Fiscal Year 2025-26 for consistency with the adopted General Plan, heard a staff report and public testimony, and deliberated; and

WHEREAS, the City Council is tentatively scheduled to hold a duly noticed public hearing in July 2025, and will subsequently consider adoption of the Capital Improvement Plan for Fiscal Year 2025-26; and

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY ADOPT THIS RESOLUTION finding the proposed Capital Improvement Plan for Fiscal Year 2025-26 is consistent with the General Plan, and that the projects therein are consistent with the following General Plan Policies:

Reference No.	General Plan Goals and Policies
CIR 1-2	Ensure that the City's circulation network is a well-connected system of streets, roads, sidewalks, multi-use trails, routes, and paths that effectively accommodates vehicular and non-vehicular traffic in a manner that considers the context of surrounding land uses and the needs of all roadway users.
CIR 1-11	Provide high quality regular maintenance for existing and future transportation facilities including streets, sidewalks, and paths.
CIR 2	Maintain and expand a safe and efficient pedestrian, bicycle and transit network that connects neighborhoods with key destinations to encourage travel by non-automobile modes while also improving public health.
CIR 2-2	Routinely incorporate sidewalks and enhanced pedestrian crossing facilities as part of new street construction or enhancements to existing streets.
CIR 2-7	Create and accessible circulation network that is consistent with guidelines established by the Americans with Disabilities Act (ADA), allowing mobility-impaired users such as the disabled and elderly to safely and effectively travel within and beyond the city.
CD 4-6	Increase the presence of art in public spaces throughout the city.
COS 3-3	Support rehabilitation of any culverted or open existing channelized waterways, as feasible, to remove concrete linings and allow for a connection between the stream channel and the natural water table. Avoid creating additional culverted or open channelized waterways, unless no other alternative is available to protect human health, safety, and welfare.
COS 6-4	Facilitate the preservation of existing trees, the planting of additional street trees, and the replanting of trees lost through disease, new construction or by other means.
CSF 1	Provide high quality community services, facilities, and infrastructure to all residents, businesses, and visitors in Sebastopol.
CSF 1-5	Require development, infrastructure, and long-term planning projects to be consistent with all applicable City infrastructure plans, including the Water Master Plan, the Sanitary Sewer Utility Master Plan, Stormwater Management Plan, and the Capital Improvement Program.
CSF 2-2	Ensure park and trail facilities are accessible to various segments of the population including: specific age groups, persons with special physical requirements, and groups interested in particular activities.
CSF 2-12	Encourage and solicit public participation in the selection, design, and facilities planning of all future trail and park sites.
CSF 2-21	Continue to provide support to local non-profits providing community recreational services on City-owned land operated by the non-profits, including Ives Pool, the Sebastopol Community Cultural Center, and the Burbank Experimental Farm.
CSF 4-8	Prioritize sewer service improvements to areas within the City that pose a threat to public health and the environment as a result of deficiencies in existing sewer or septic systems.
CSF 5-8	Emphasize the use of physical site planning as an effective means of enhancing safety and preventing crime. Open spaces, landscaping, parking lots, parks, play areas and other public spaces shall be designed with maximum feasible visual exposure to community residents.
CSF 6-19	Recognize and appreciate the value that teens and the local youth provide to the character and vibrancy of the community, and strive to improve the services, facilities, and activities available to serve teens and local youth.
HE B-1	The maintenance and improvement of the quality of life of existing neighborhoods is a high priority for the City of Sebastopol.

Reference No.	General Plan Goals and Policies
HE B-2	Sebastopol will strive to maintain and preserve existing housing resources, including both affordable and market rate units.
HE B-3	Sebastopol will consider the feasibility of converting market rate housing units to affordable housing.
LU 7-3	Provide and maintain opportunities for community gathering and social interaction through cultural and art center, park facilities, the Laguna, and community centers.
SA 2-6	Maintain unobstructed water flow in the storm drainage system.

Approved on May 13, 2025, by the following vote:

VOTE: 4-0-0-1

AYES: Commissioners Koelemeijer, Hanley, Vice-Chair Fernandez, Chair Fritz

NOES: None

ABSTAIN: None

ABSENT: Commissioner Oetinger

Approved:  5/27/2025
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Chair

Certified:  5/27/2025
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Emi Theriault, Community Development Director