



CITY OF SEBASTOPOL CITY COUNCIL

AGENDA ITEM REPORT FOR MEETING OF: April 7, 2026

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**To:** Honorable Mayor and City Councilmembers  
**From:** Oriana Hart, Public Works Director  
**Responsible Department:** Public Works Department  
**Subject:** Notice of Completion – Emergency Sewer Main Replacement on South High Street Piazza Construction.

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**RECOMMENDATION(S):**

The item is to request Council Adopt Minute Order accepting improvements for public use and authorize staff to file a Notice of Completion for the Emergency Sewer Main Replacement Project on South High Street.

**EXECUTIVE SUMMARY:**

This item requests that the City Council accept the completed emergency sewer main replacement project on South High Street and authorize the filing of a Notice of Completion.

**BACKGROUND AND DISCUSSION:**

In March 2026, the City Council declared an emergency due to the failure of approximately 156 linear feet of 6-inch clay sewer main located on South High Street between Calder Avenue and Maple Avenue.

The pipe exhibited significant deterioration, including root intrusion, structural failure, and evidence of sewage exfiltration, posing a risk to public health, the environment, and continuity of sewer service.

The City authorized emergency repairs and executed a contract with Piazza Construction to complete the work. Work started on March 19, 2026, and substantially complete on March 27, 2026.

**STAFF ANALYSIS:**

The failed segment of sewer main on South High Street was part of the City’s aging clay pipe system and had reached the end of its useful life. Field observations and inspection confirmed that localized repairs would not provide a reliable long-term solution, and full replacement of the segment was necessary to restore system integrity.

Due to the emergency nature of the failure, the City proceeded under Public Contract Code Section 22050 to complete the work without delay. This approach minimized the risk of a sanitary sewer overflow, service disruptions to nearby properties, and potential environmental impacts.

Piazza Construction was able to mobilize quickly and complete the work efficiently. The replacement of this segment has improved the reliability of the system and reduced the likelihood of near-term failures in this location.

With construction complete and the system fully operational, acceptance of the project and filing of the Notice of Completion is the appropriate next step to formally close out the contract.

**CITY COUNCIL GOALS/PRIORTIES/ AND OR GENERAL PLAN CONSISTENCY:**

This agenda item 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.

**FISCAL IMPACT:**

The total project cost was not to exceed \$81,720, including contingency, and was funded through the Wastewater Reserve Fund via a budget amendment. There is no additional fiscal impact associated with acceptance of the project.

The total cost for the repair was \$56,680.00

**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. The City has also used social media to promote and advertise the City Council Meeting Agenda Items.

As of the writing of this staff report, the City has not received any public comment. 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.

**RESTATED RECOMMENDATION:**

Staff recommends that the City Council adopt a Minute Order accepting the completed Emergency Sewer Main Replacement Project on South High Street and authorize staff to file a Notice of Completion.

**CITY COUNCIL OPTIONS:**

None. Notice of completion is required upon completion of project.

**ATTACHMENT(S):**

1. Notice of Completion

**APPROVALS:**

Department Head Approval: Approval Date: 3/25/26

CEQA Determination (Planning): Approval Date: NA

The proposed action is not a project under the California Environmental Quality Act (CEQA)

General Plan Goal (Planning): Approval Date: N/A

Administrative Services (Financial) Approval Date:

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

Account Code (if applicable) 510

City Attorney Approval: Approval Date: 3/24/26

City Manager Approval: Approval Date: 3/27/26

**When Recorded Return to:**  
City of Sebastopol  
P. O. Box 1776  
Sebastopol, CA 95472

Recorded for the benefit of the City of Sebastopol  
and exempt from recording fees pursuant to  
Government Code Section 27383.

(Space Above this Line is for Recorder's Use Only)

**NOTICE OF COMPLETION**  
Emergency Sewer Repair – S. High Street

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is owner of the interest or estate below in the property hereinafter described.
2. The full name of the undersigned is the City of Sebastopol, a Municipal Corporation.
3. The address of the undersigned is P.O. Box 1776, Sebastopol, CA 95472
4. The nature of the title of the undersigned is owner in fee.
5. All work of improvement on the property hereinafter described was completed as of March 27, 2026
6. The name of the original contractor for the work of improvement is Piazza Construction, of Penngrove, California.
7. That the real property herein referred to is situated in the County of Sonoma, State of California and is described as follows:

**South High Street Sewer Main Line & Residential Laterals**

Original Contract Price:	\$68,460.00
Final Contract Price:	\$56,680.00

I am the Public Works Director for the City of Sebastopol, a Municipal Corporation, the owner of the indicated interest or estate in the property described above. I make this verification on behalf of the City of Sebastopol. I have read the Notice and know its contents. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

CITY OF SEBASTOPOL  
A Municipal Corporation



Dated: 4/1/2026

Oriana Hart – Public Works Director