



**CITY OF SEBASTOPOL CITY COUNCIL**  
**AGENDA ITEM REPORT FOR MEETING OF: February 3, 2026**

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**To:** Honorable Mayor and City Councilmembers  
**From:** Mario Landeros, Interim City Engineer  
**Subject:** Notice of Completion for the Americorps Trail and Zimpher Creek Bridge Crossing Project  
 Contract No. 2022-03

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**RECOMMENDATION:**

That the City Council accept improvements for public use and authorize staff to file a Notice of Completion for the Americorps Trail and Zimpher Creek Bridge Crossing Project Contract No. 2022-03, CIP #0411-73.00 ("Project").

**EXECUTIVE SUMMARY:**

The City awarded a contract to Pat Nelson Construction, Inc. (Contractor) for \$325,200.00. Due to wetlands and environmental issues, the Project was scaled down to meet the requirements of the U.S. Fish and Wildlife Services and the State Regional Water Quality Control Board resulting in a cost reduction to a new contract cost of \$193,250.00 (Change Order 1) was approved. Due to site conditions, the span of the bridge was increased resulting in Change Order 2 for \$11,057.20. The original bridge decking for the bridge was erroneously removed in Change Order 1 and Change Order 3 for the decking was approved for \$5,520.00, resulting in a final contract amount of \$214,877.20.

The work has been satisfactorily completed by Pat Nelson Construction, Inc. and staff is recommending the work be accepted by Council and a Notice of Completion be approved and filed with the County Recorder.

**BACKGROUND AND DISCUSSION:**

On June 6, 2023, Council approved the award of contract to Pat Nelson Construction, Inc. for the Project in the amount of \$325,200.00. Prior to the work starting, it was discovered that environmental permits were needed before the work could proceed. Work was then temporarily suspended effective January 18, 2024 while the permitting process proceeded. The permits from the U.S. Fish and Wildlife Service and the State Regional Water Quality Control Board required that changes to the trail were needed to avoid wetlands and environmental impacts, resulting in a reduced scope of work. The permits were subsequently issued and the Contractor was directed to resume work in September 2025.

**STAFF ANALYSIS:**

The work has been deemed to be complete on or about December 23, 2025 by the Construction Manager, Green Valley Consulting Engineers, who was overseeing the work performed by the Contractor. All work is satisfactory, and it is recommended that the Notice of Completion be approved. The City has retained a portion of progress payments (5% retention) made to the Contractor, and with the work complete may release the retention within but no later than 60 days after date of completion (on or before February 21, 2026). In addition, once the Notice of Completion is recorded, claims made against the Project (e.g. claim for "stop payment") will not be valid 30 days after recording the Notice of Completion (on or about February 19, 2026). Once the Council accepts completion of the work staff will file the Notice of Completion with the County Recorder and retention release 30 days after that.



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

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

- Goal 1 – Community Vitality. Enhance Sebastopol as a great place to live that values community health and well being. Preserve Sebastopol's unique character.

This agenda item represents the City Council General Plan Consistency:

- Circulation 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-automotive modes while also improving public health.

### FISCAL IMPACT:

There is no fiscal impact with this approval.

### 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 agenda item 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 agenda item report, such comments will be provided to the City Council as supplemental materials before or at the meeting.

### RESTATEMENT RECOMMENDATION:

That the City Council accept improvements for public use and authorize staff to file a Notice of Completion for the Americorps Trail and Zimpher Creek Bridge Crossing Project Contract No. 2022-03, CIP #0411-73.00 ("Project").

### CITY COUNCIL OPTION(S):

There are no options as the work is now complete.

### ATTACHMENTS:

1-Notice of Completion

2-Trail Improvements Map and Photos

### APPROVALS:

Department Head Responsible for Agenda Item: Approval Date: 1/16/26

CEQA Determination (Community Development/Planning): Approval Date: N/A

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

Administrative Services (Financial): Approval Date: N/A

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

City Attorney Approval Approval Date: N/A

City Manager Approval: Approval Date: 1/22/26

**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**  
**Contract No. 2022-03**

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 December 23, 2025.
6. The name of the original contractor for the work of improvement is Pat Nelson Construction Inc., of Petaluma, California.
7. The work of improvement is described as follows:

**AmeriCorps Trail and Zimpher Creek Bridge Crossing**  
Original Contract Price: \$325,200.00  
Final Contract Price: \$214,877.20

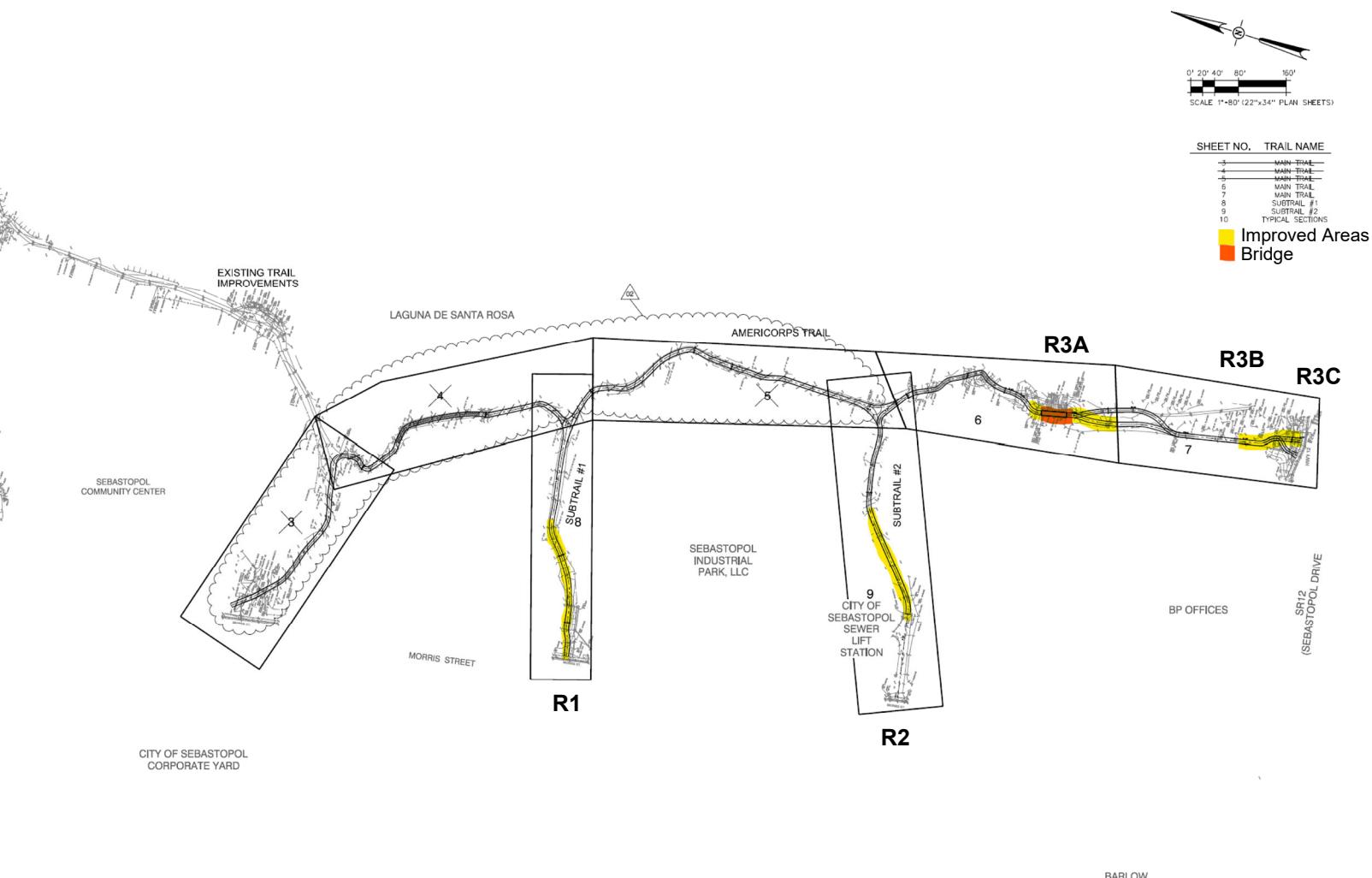
I am the Interim City Manager for the City of Sebastopol, a Municipal Corporation, the owner of the indicated interest or estate in the property described above. I make this verification on behalf of the City of Sebastopol. I have read the Notice and know its contents. I declare under penalty of perjury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

CITY OF SEBASTOPOL  
A Municipal Corporation

Dated: \_\_\_\_\_

Mary Gourley, Interim City Manager

## Americorps Trail Improvements





## Reach 1

Agenda Item Number 7



## Reach 2

Agenda Item Number 7



## Reach 3A



## Reach 3B



## Reach 3C

