

"Placerville, a Unique Historical Past Forging into a Golden Future"

City Manager's Report
June 11, 2024 City Council Meeting
Prepared by: Melissa McConnell, City Engineer
Item #: 7.10



Subject: Consider approving a Covenant and Agreement for Drainage and Sewer Maintenance with Mallard Apartments LP for the Mallard Apartments and authorize the City Engineer to execute the same.

Recommendation: Adopt a Resolution approving a Covenant and Agreement for Drainage and Sewer Maintenance with Mallard Apartments LP as the project owner of the Mallard Apartments to ensure ongoing maintenance of onsite drainage and sewer improvements and authorizing the City Engineer to execute said agreement.

Purpose: The purpose of this item is to approve an Agreement with the project and property owner of Mallard Apartments, Mallard Apartments LP to provide for perpetual maintenance of the apartment site's drainage and sewer facilities.

Background: As a result of previous actions and approvals Mallard Apartments is proceeding with construction of 72 units of affordable family apartments. Rough Grading Plans, including grading, drainage systems, and retaining walls, were approved on 5/22/2024 and construction is underway. Final Improvement Plans have been submitted to the City and are currently under plan review.

Discussion: The Mallard Apartments project includes onsite drainage facilities consisting of swales, bio-retention ponds, drainage inlets and manholes, 12" and 15" storm drain lines, subdrains, and rock rip rap outfalls leading to the City drainage facilities along Mallard Lane. The onsite sewer facilities for the 4 apartment buildings and the clubhouse consist of sewer cleanouts, 6" sewer lines, and manholes leading to the City manhole in Lemon Place. The apartment owner will be responsible for maintenance, including replacement, of all the onsite infrastructure. The City desires to have an ongoing Agreement for drainage and sewer facilities maintenance due to health and safety concerns and the negative effect poorly maintained drainage and sewage facilities can have on neighboring properties and the City.

Cost: There is no cost to the City to execute the Agreement.

Budget Impact: Upon execution of the Agreement, Mallard Apartments LP and its successors will be obligated to perpetually maintain the onsite drainage and sewer facilities out to the City owned and maintained facilities.

M. Cleve Morris, City Manager

Melissa McConnell, City Engineer

Attachments:

- A. Resolution
- B. Draft Agreement