



CITY COUNCIL AGENDA REPORT

MEETING DATE: APRIL 1, 2008

ITEM NUMBER:

SUBJECT: CITYWIDE ALLEY IMPROVEMENT PROJECTS

DATE: MARCH 20, 2008

FROM: PUBLIC SERVICES DEPARTMENT/ENGINEERING DIVISION

PRESENTATION BY: PETER NAGHAVI, PUBLIC SERVICES DIRECTOR

**FOR FURTHER INFORMATION CONTACT: ERNESTO MUÑOZ, CITY ENGINEER
(714) 754-5343**

RECOMMENDED ACTION:

1. Adopt a Resolution (Attachment 1) to accept the five alleys listed in Exhibit "A" of Attachment 1 into the City's Street and Road System.
2. Approve a Budget Adjustment (Attachment 2) for \$900,000 from the Gas Tax Fund and authorize staff to advertise the top five alleys, listed in Exhibit "A" of Attachment 1, for design and construction.

BACKGROUND:

An alley is defined in the City's Municipal Code as a "public unnamed roadway which does not exceed 25 feet in width between property lines." The City owns and maintains 129 alley segments. The surface condition of these alleys varies from newly paved to considerably deteriorated sections, and in some cases poor drainage conditions contribute to their continued deterioration. Some of these alleys were incorporated into the City from the County of Orange, while others were accepted as dedications to provide utility easements and/or drainage easements and in most cases as a means of vehicular ingress and egress to adjoining private properties.

On November 20, 2007, a Citywide Alley Report was presented to the City Council. At that meeting, the Council approved an Alley Improvement Priority List (see Attachment 3) establishing funding priorities for the rehabilitation of 129 alleys located throughout the City. The approved Priority List sets as the highest priorities those alleys exhibiting significant pavement and/or drainage deficiencies. Future improvements to the listed alley priorities are subject to annual allocations of available revenues.

ANALYSIS:

The first five priorities listed on the Alley Improvement Priority List represent the five worst alleys Citywide. These alleys are in need of immediate repair, and currently require a high level of maintenance effort due to their deteriorated condition. The total cost to rehabilitate these five alleys with Portland Cement Concrete (PCC) pavement, and new or upgraded drainage facilities where needed, is estimated at approximately \$900,000.

Gas Tax and Traffic Congestion Relief revenues can only be used for maintenance and rehabilitation of streets that are part of the City's Streets and Road System. The Streets & Highways Code Section 1805 defines a street or road as being at least 40 feet in width

(Attachment 4). Since the City's alleys are 25 feet or less, they are not currently part of the City's Street and Road System per the Streets & Highways Code definition, and the City cannot expend Gas Tax monies for their rehabilitation. However, the Streets & Highways Code allows the City to approve a Resolution by a four-fifths vote of the governing body determining that public convenience and necessity demands the maintenance of a street less than 40 feet (alleys). Once the City makes the declaration and approves the attached Resolution (Attachment 1), the State Controller's Office allows the expenditure of Gas Tax revenues for alley improvements.

In July 2005, staff was successful in procuring grant funding for rehabilitation of thirteen arterial streets, as listed in Attachment 5, through the Arterial Highway Rehabilitation Program (AHRP). As part of the City's match, the City Council has authorized approximately \$8.5 million of Citywide street improvement funds (Measure "M" and Gas Tax revenues) to be used towards the rehabilitation of these streets. To date, 12 of the 13 streets in Attachment 5, have been awarded for construction. However, due to current economic trends, and a decline in construction activity over the last 18 months, the cost to improve these streets decreased by approximately 25 percent from the anticipated costs, leaving a surplus of appropriated Gas Tax funds. Therefore, the City will use this "one time" surplus of Gas Tax funds to allocate towards the improvement of the top five alley priorities in the Council-approved Alley Improvement Priority List. This will help to expedite improvement of these alleys.

ALTERNATIVES CONSIDERED:

The City Council may direct staff to request funding in the upcoming fiscal year 2008-2009 Capital Improvement Program (CIP) budget for rehabilitation of the top five alley priorities in the attached Council-approved Priority List. However, the top five alleys on the List are in need of immediate repair, and this alternative will delay the rehabilitation of these alleys.

The Council may also choose to not rehabilitate the first five alley priorities, in which case the excess Gas Tax revenue may continue to be allocated towards street improvements. In the past few years, approximately \$100,000 has been allocated on an annual basis towards rehabilitation of alleys. The cost to rehabilitate the top five alleys in the Alley Improvement Priority List is estimated at approximately \$900,000. If this alternative were to be selected, only the first priority on the List could be addressed in Fiscal Year 2008-09.

FISCAL REVIEW:

The total cost to rehabilitate the top five alleys from the City Council-approved Alley Improvement Priority List with PCC pavement, and upgraded drainage facilities where needed, is estimated at approximately \$900,000. Budget Adjustment No 08-048 (Attachment 2) will transfer the needed amount from the available Gas Tax funds which were previously allocated towards the rehabilitation of the AHRP projects, to perform the design and construction work for these five alleys.

LEGAL REVIEW:

The City Attorney has reviewed and approved the attached Resolution.

CONCLUSION:

It is recommended that the City Council Adopt a Resolution (Attachment 1) to accept the five alleys listed in exhibit "A" of Attachment 1 into the City's Street and Road System, approve the Budget Adjustment No 08-048 in the amount \$900,000 from the Gas Tax fund, and authorize staff to proceed with the design and construction of the top five alley priorities listed in Exhibit "A" of Attachment 1.

ERNESTO MUÑOZ
City Engineer

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Director of Public Services

MARC R. PUCKETT
Director of Finance

Attachment: 1- [Resolution](#)
 2- [Budget Adjustment No. 08-048](#)
 3- [City Council Approved Alley Priority List](#)
 4- [The Streets & Highways Code Section 1805](#)
 5- [List of AHRP Projects](#)

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