



REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2671
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STAFF REPORT
February 14, 2006

Honorable Mayor and
Members of the City Council

Subject: Workshop: Alley Maintenance

Location/Council District: Citywide

Recommendation:

Receive and file.

Contacts: Jerry Way, Street Services Manager, (916) 808-6381; David Cullivan, Supervising Engineer, (916) 808-1873; Ramon Gibbons, Program Specialist, (916) 808-5871

Presenters: Jerry Way, Dave Cullivan

Department: Transportation

Division: Street Services

Organization No: 3491

Summary:

A report back on alley maintenance was requested by the Mayor and Council during the September 19, 2005 afternoon session. This report provides information on alley types, temporary closures, abandonments, current maintenance strategies, and recommendations for enhancing the City's existing alley program.

Committee/Commission Action: None

Background Information:

There are currently 2,972 lane miles of roadway maintained in the City of Sacramento excluding alleys. There are approximately 1,200 alleys within the City equivalent to 160 lane miles. An alley is defined as a narrow street through the middle of a block giving access to the rear of lots or buildings. The following table lists the types of alleys and maintenance required:

Alley Type:	Improved	Semi-improved	Unimproved
Surface:	Portland concrete cement (PCC) or asphalt concrete cement (ACC) or composite	Gravel	Native surface (dirt)
Maintenance:	Patching and general repairs as needed	Re-grading, weed and dust control	Vegetation and debris removal and dust control

Over the years, some alleys have been abandoned or closed either permanently or on a temporary basis as follows:

- Abandonment of an alley is the legal process for adjacent property owners to obtain possession of an alley and take measures such as moving fences and physically closing an alley to any and all access.
- Alley abandonments have also occurred during the development of infill projects and become part of the new development.
- Temporary closures allow for an alley to be closed to access for eighteen months with the potential to renew the closure for up to five additional eighteen month periods for a total of up to nine years. Temporary closures are more popular within residential communities to combat illegal activities.

Alley Maintenance:

Historically, alley maintenance has been performed on a reactive basis to customer complaints. However, improvements have been made in the last several years to provide increased maintenance in various ways:

- The Sacramento Local Conservation Corp (SLCC) has been contracted to provide up to \$100,000 worth of service annually, the majority of which is for alley maintenance. The SLCC provides a crew or crews of up to 10 people to clean alleys of brush, weeds, tree limbs, remove debris and perform other routine maintenance services. Their contract for the 2006 fiscal year increased to \$150,000.
- Partnerships have been created with other departments on several occasions to reconstruct an improved alley that has been damaged during the construction of other projects.
- Alleys identified with chronic weed and vegetation control problems are now proactively maintained. These alleys are cleared of vegetation and debris and a contractor applies spray four times a year to inhibit vegetation growth.
- In response to customer complaints about dust in alleys, a new process was tested in 2005 and found to be effective in controlling dust in semi-improved alleys. With a single application once or twice annually, dust problems are essentially non-existent. This application is accomplished with minimal staff time and a contractor/supplier. Dust complaints virtually stop, hence no investigations by staff and attempts to solve dust problems that reoccur. Previous methods

such as new gravel or recycled asphalt grindings being placed in the alley were not only costly and time-consuming, but caused drainage and other related problems. A list of alleys for applying this dust control strategy is being developed.

- The average annual expenditures for alley maintenance for 2002 through 2004 was \$295,000 and in 2005 the amount was over \$410,000.

Alley Maintenance Issues

- Need to determine how many alleys have been abandoned or temporarily closed.
- Need an accurate inventory of the number of alleys, their location, GIS connection, status and condition to determine on-going maintenance needs, priorities, and costs.

Staff recommendations:

With the growing concerns about alley closures and alley maintenance, information about the number of alleys, and alleys closed through abandonment and the temporary closure process, is needed. Staff recommends that a consultant be utilized to compile an inventory of this information and provide ongoing data maintenance. Once the inventory is completed, a clear picture of the needs related to maintenance will be available for consideration.

Financial Considerations:

A budget must be established for the consultant agreement and ongoing data maintenance.

Environmental Considerations:

None.

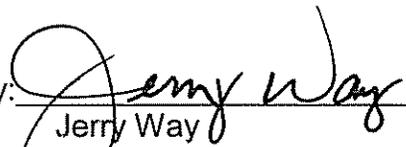
Policy Considerations:

The recommendations in this report are consistent with the City's Strategic Plan goals to improve and expand public safety, and achieve sustainability and livability.

Emerging Small Business Development (ESBD):

No goods or services are being purchased with this report.

Respectfully Submitted by:


Jerry Way
Street Services Manager

Approved by: 
Francesca Lee Halbakken
Interim Director, Department of Transportation

Recommendation Approved:

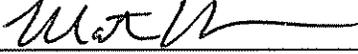
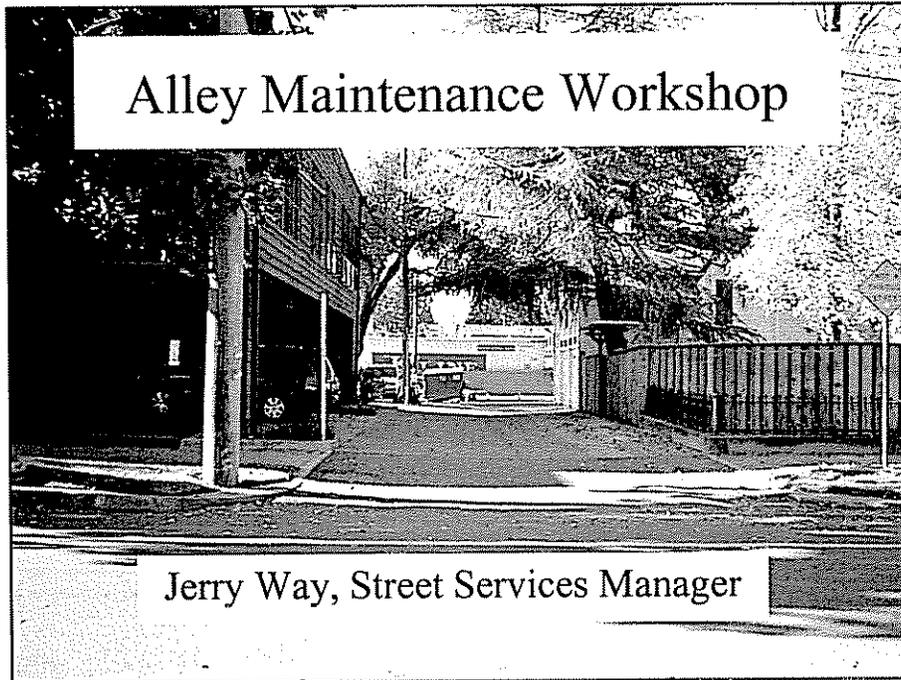

RAY KERRIDGE
Interim City Manager

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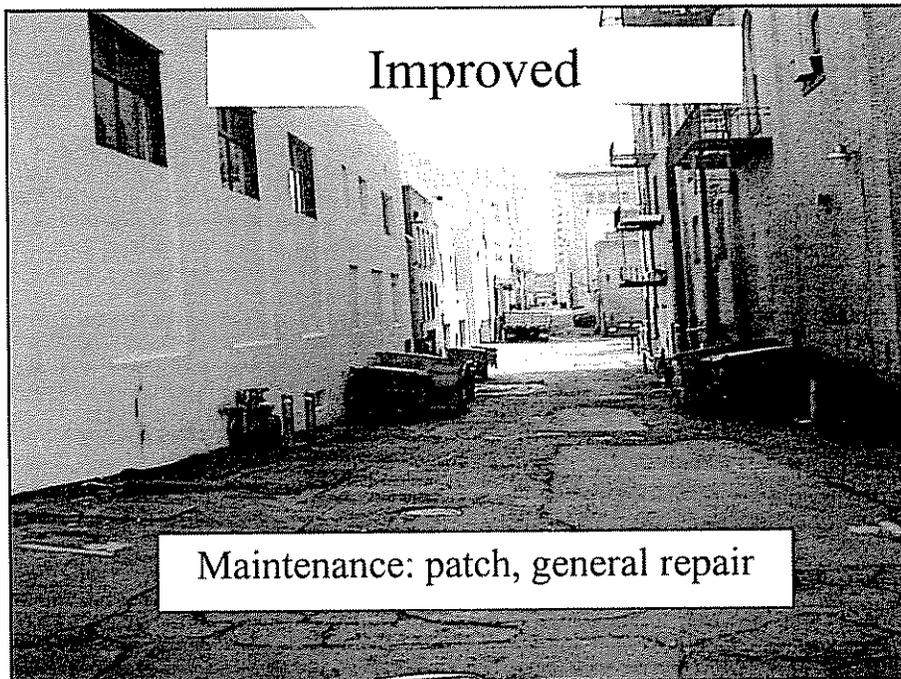


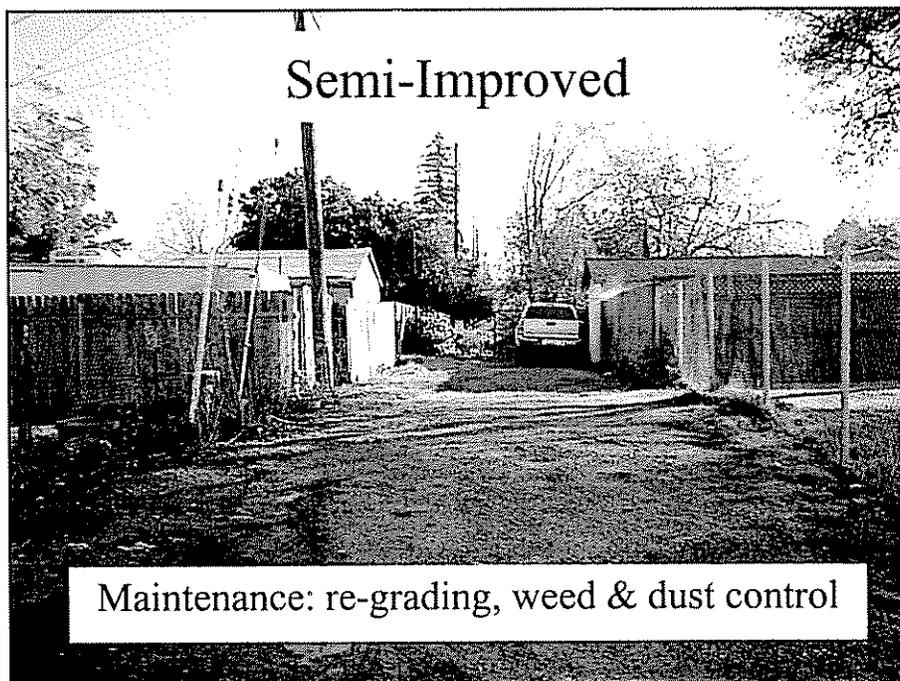
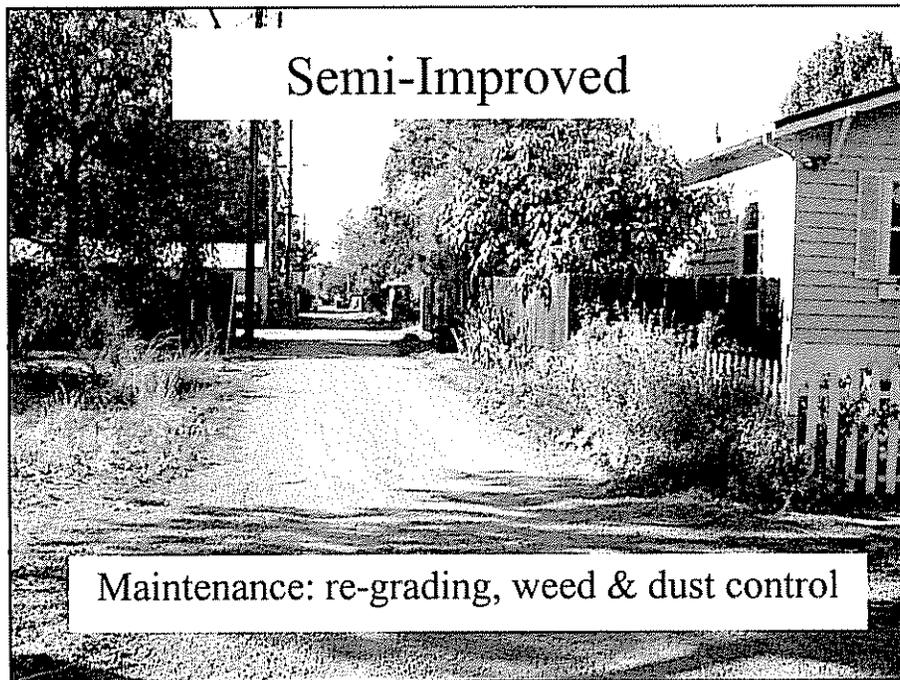
Types of Alleys

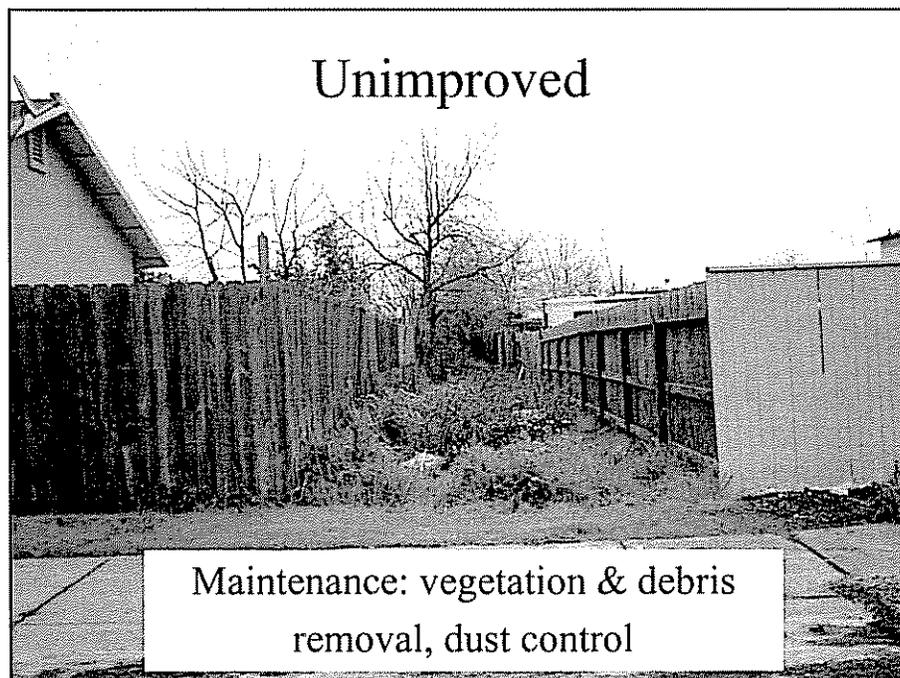
- Improved
- Semi-Improved
- Unimproved

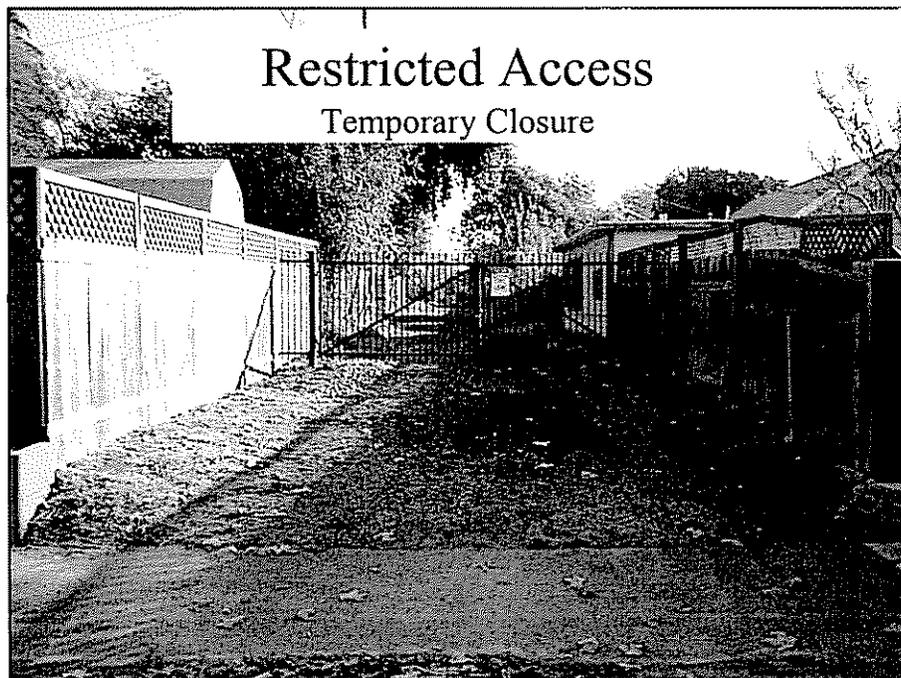
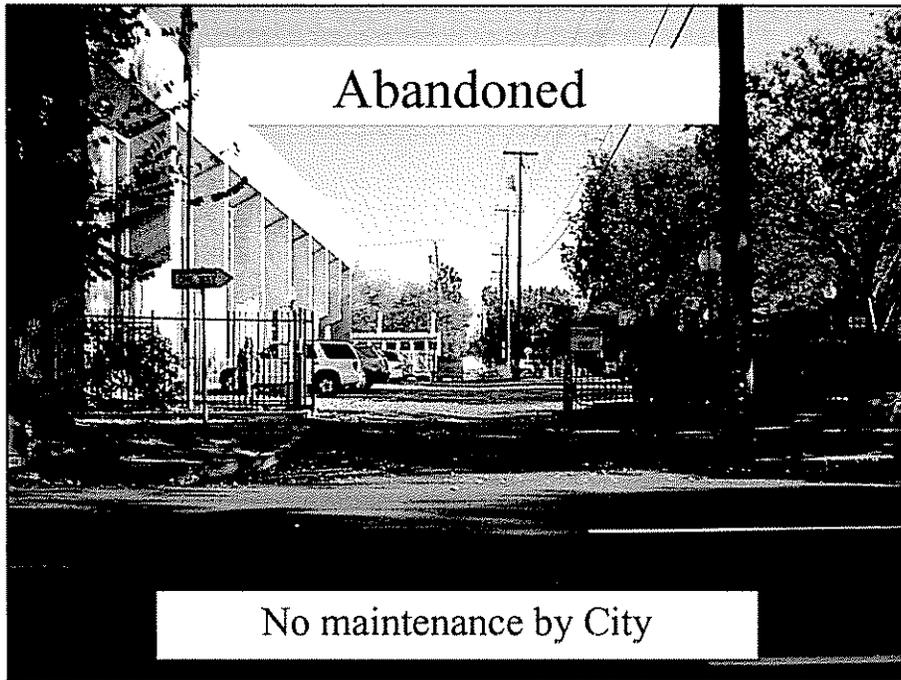


This block contains a title 'Types of Alleys' centered at the top. Below the title is a bulleted list with three items: 'Improved', 'Semi-Improved', and 'Unimproved'. To the right of the list is a black and white photograph of a narrow alleyway. The alley is paved and runs between buildings. There are several trash bins on the left side of the alley. The buildings are multi-story and have a weathered appearance.





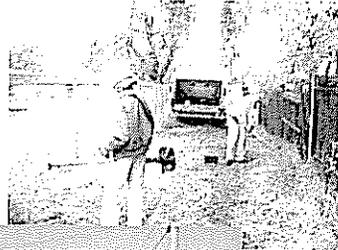




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Types of Maintenance

- Reactive
- Sacramento Local Conservation Corp (SLCC)
- Partnerships
- Chronic weed problems: contractor spray
- Dust control strategy
- Increased expenditures



Issues/Recommendations

- Number and locations?
- Status: abandoned, temporary closure
- Need accurate inventory:
 - Number/Type
 - GIS connection
 - Condition
- Determine maintenance needs, priorities, costs

