SYCAMORE CITY COUNCIL
AGENDA
August 1, 2005

City Council Committee Meetings

No Meetings are Scheduled

Regular City Council Meeting
7:00 P.M.

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF AGENDA

5. AUDIENCE TO VISITORS

6. CONSENT AGENDA

A. Approval of the Minutes for the Regular City Council Meeting of July 18, 2005.
B. Payment of the Bills for August 1, 2005.

7. PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.

A. Presentation by the Sycamore Economic Development Commission. Commissioner Ken Mundy will introduce Jody Mattison, owner of the Popcorn Stand at the corner of West State Street and South Maple Street, who will give a brief overview of the history of this well-known Sycamore landmark.

8. REPORTS OF OFFICERS

9. REPORTS OF STANDING COMMITTEES

10. PUBLIC HEARINGS--None

11. ORDINANCES

A. Ordinance No. 2005.29—An Ordinance Concerning the Recommendation of the Zoning Board of Appeals With Regard to the Petition of Robert A. Smith for a Variance From Section 6.5.2L of the Unified Development Ordinance. First and Second Reading.

On Tuesday, July 26, the Zoning Board of Appeals heard a variance request from Robert A. Smith, the owner of a small block building at 360 N. Sacramento Street (where Sacramento intersects with Page Street). The building has served a number of small businesses over the years and currently Mr. Smith is leasing it to Ray Olsen Plumbing for storage and a workshop. The building at one time served as a transmission shop, and prior to Mr. Olsen's occupancy it was used for many years as an auto detailing shop. However, its narrow width did not accommodate full-sized SUVs or pickup trucks with any ease. Mr. Olsen may wish to purchase the building from Mr. Smith, but only if he can enlarge the building space to the east. Mr. Smith has drawn some sketches to show what he proposes to do with the building, and how an addition would fit on the small lot (see attached). The proposed addition would not be any deeper than the current building envelope, but would provide a parallel garage stall of about 12 feet, leaving about a 5-foot side yard setback.

The building is currently zoned "M-1," Light Manufacturing. In such districts, a minimum rear yard setback of 20 feet is required, and a minimum side yard setback of 15 feet is required. Presently, the distance between the rear of the building and the rear lot line is only 9 feet, and the distance between the current building's east wall and the east lot line is 17 feet. In addition, neither the front setback nor the corner side yard setback is in conformance with present zoning requirements. The building is clearly a legal, nonconforming structure in terms of setbacks and was constructed before modern zoning and minimum yard areas were well-established in Sycamore.

The Zoning Board considered Mr. Smith's petition and found the following:

1. the plight of the owner was due to the unique circumstance that the lot and building were conceived before modern zoning;
2. the proposed variation will not alter the essential character of the neighborhood; and
3. the property in question cannot yield a reasonable rent or return on investment if used only under the conditions allowed by the regulations of the "M-1" zoning district in which it is located.

By a vote of 5-0, the Zoning Board recommended favorable action by the City Council. City Council approval of the Plan Commission recommendation is requested.

12. RESOLUTIONS--None

13. CONSIDERATIONS

A. Consideration of a Fire Department Recommendation to Award a Contract for a Used Vehicle for the Assistant Fire Chief to Countryside Wheels in the Amount of $18,900.

The Fire department recently requested bids for the purchase of a used vehicle for the assistant fire chief. This allocation was included in the FY06 capital budget (06-8521) in the amount of $20,000, inclusive of all light bars and other necessary paraphernalia. Fire Chief Bill Riddle has reviewed the bidding process in the attached memorandum. Chief Riddle recommends the purchase of an FY05 Chevy Colorado pickup with crew cab from Countryside Wheels in the amount of $18,900 that permits the transport of personnel and hose and equipment, as needed. The price was slightly higher than the bid prices for other models, but the desired vehicle is two years newer and has fewer miles than the nearest competitor.

City Council approval of the Fire Chief's recommendation is requested.

B. Consideration of a Public Works Department Recommendation to Award a Lease/Purchase Contract for a New Wheel Loader to West Side Tractor in the Amount of $109,600.

As Fred Busse explains in his July 11 memorandum (see attached), the City's backup "wheel loader" is presently inoperable. This 1970 John Deere 544 has served the City well in a variety of capacities, and has been kept in service with steady mechanical attention to perform a variety of projects when the City's other loader—a 1989 purchase—is in use. In any given week, both loaders are in use almost every day. Recently, a crack developed in the engine block of the 1970 loader that will require an estimated $12,000 to $14,000 to fix. Since a similar vintage machine in good condition might claim only $8,000 on the market, the potential repair bill seemed financially unwise.

Fred Busse initially priced new loaders similar in size and rating to the one loader still in service (the 1989 model) and found the lowest asking price to be around $105,000 to $110,000. The used loaders he was able to find on the internet and in trade magazines tended to be over twenty years old or, alternatively, close to new with a nearly new price tag. As a result, Fred investigated some lease/purchase arrangements whereby the dealer credits 100 percent of the rental fee toward the purchase of the machine within a prescribed period of time (usually twelve months). This option is more attractive when monies are not immediately available for an outright purchase. In our case, there are no capital monies budgeted for a loader in FY06, but the three-year capital plan reviewed by the Council in February shows a wheel loader in the budget for FY07 (albeit unfunded as yet). If the Council chooses to support Fred Busse's recommendation to replace the wheel loader with a new one and relegate the 1989 loader to the secondary uses previously covered by the 1970 loader, how could we afford to pay for it?

First we need to know actual prices. Mr. Busse advertised for bids which were opened on July 25. A bid tabulation is attached. He recommends a lease/purchase contract with West Side Tractor in the amount of $109,600 for a slightly used John Deere 544J loader with 150 hours of use. His recommendation comes after consultation with the City Manager about how this cost might be absorbed in the City's three-year capital plan without increasing the

overall capital budget. The proposed financial scenario re-prioritizes purchases over the next three years. Two attached spreadsheets visually guide the Council through the current three-year capital plan and a revised three-year plan. The result is slightly less overall capital spending over the next three years, with some creative vehicle purchases to sustain current services. This was the approach the Council took when it decided to purchase the Vactor truck in 2001.

The recommended scenario is presented below:

- Juggle the Capital Assistance Fund (Fund 6) spending in FY06 as follows:
  a) defer the FY06 purchase of a replacement backhoe;
  b) defer the purchase of a replacement dump truck with plow and spreader;
  c) replace the Public Works pickup.

  The combination of these moves will free up the $18,000 for a 9-month lease payment on a new wheel loader.
- Purchase the wheel loader after May 1, 2006 (FY07). Dedicate an additional $36,800 from the Capital Fund, bringing that fund's total contribution to $54,800. Pay the balance of the wheel loader from the Water Fund ($27,400) and the Sewer Fund ($27,400). The Water department and Collection System would each arguably use the loader about one-quarter of the time, and so would each make a one-quarter contribution.
- Replace the Case backhoe after May 1, 2006 (FY07) with one-third contributions from each of the Capital Fund (Fund 6), Water Fund (Fund 2) and Sewer Fund (Fund 4).
- If funds are available in Fund 6, consider the purchase of a ¾ ton 4WD pickup with plow in FY07 as originally planned.
- Defer the purchase of the new dump with plow and spreader to FY08 (May 1, 2007).

City Council approval of the staff recommendation is requested.

C. Consideration of the Architectural Review Committee's Recommendations for the FY06 Downtown Façade Improvement Program.

The City advertised for applications for the FY06 Downtown Façade Improvement Program in early June, with a deadline for applications of July 1. Four applications were received before the deadline and they are noted below:

- Paulsen Appliance. The Paulsens want to repair and re-paint their cornice, which has been of particular interest to the Committee since the inception of the downtown program because of its prominence in the heart of the downtown and its historic features. Request (for four buildings): $11,459.
- The Confectionary of Sycamore. The owner, Tom Smith, and the proprietor, Todd Hendrey, wish to replace the store sign. Request: $1,175.
- Stratford Inn. Tom and Debbie Carls want to install decorative exterior lighting similar to what is installed at the Sycamore Center. Request: $9,672.55.
- 326 West State Street. This is the building where Carter's Alley is located. The owner, John Hulseberg, wants to do a variety of repairs including new second story windows and trim and exterior lighting. Request: $3,562.50.

The total of all requests was $25,869.05. On June 20 the Council increased the FY06 budget to $25,000 (13-8418).

The Architectural Review Committee met several times in July to review the four applications it received. The Committee has made the following recommendations:

1. Fund the entire $11,459 request from Paulsen Appliance. The Paulsens will be working on the restoration of the stone trim around the second floor windows and the first floor facades in the next few years. The grant for the cornice repair and restoration across the four buildings (including the Cooper Jewelry store) will represent a fraction of this overall exterior investment. In addition, the Paulsens recently made a substantial investment in the interior of their three buildings to remain competitive in the downtown area.
2. Fund a $3,562.50 grant for John Hulseberg to assist him in restoring the historic architectural look and colors of the building where Carter's Alley is presently located. This grant will help with the installation of new trim around the second story bay window and new exterior lighting to highlight the improvements.
3. Fund the requested $1,175 in sign replacement costs for the Confectionary. It should be noted that Committee member Todd Hendrey recused himself from the Committee's discussions on this request and also removed himself from the meeting room. The new sign is of an historic type that was typical at the turn of the twentieth century and the Committee found it elegantly straightforward in its look.
4. Commit up to $8,800 toward the lighting enhancements at the Fargo Hotel, but delay the release of the monies until further catalog cuts of exterior lamps could be reviewed with Finney Electric to assure that the fixtures would not detract from the historically significant façade of the hotel.
5. The total of all grants, if approved as recommended, would be $24,996.50.

City Council approval of the Committee recommendations is requested.

14. APPOINTMENTS

15. ADJOURNMENT