



City of Toledo

One Government Center
Toledo, OH 43604

Formal Agenda City Council

Tuesday, September 23, 2025

4:00 PM

Council Chambers

COUNCIL MEMBERS McPHERSON JONES & KOMIVES PRESENT THE FOLLOWING ITEM:

[R-422-25](#)

Recognizing The Fair Housing Center's Fiftieth Anniversary and Fifty Years of Service to the Toledo Community.

Attachments: [Video: Agenda Review 9/16/2025](#)

COUNCILWOMAN McPHERSON PRESENTS THE FOLLOWING ITEM:

[R-423-25](#)

Honoring the Longevity and Legacy of Mrs. Amanda West and Mrs. Cordelia Roberts.

Attachments: [Video: Agenda Review 9/16/2025](#)

APPOINTMENTS FROM THE OFFICE OF THE MAYOR:

[A-424-25](#)

Home Improvement & Home Remodeling Board of Control

Attachments: [HRC-Quinones](#)
[Video: Agenda Review 9/16/2025](#)

SECOND READING ITEMS:

[O-357-25](#)

Authorizing the Mayor to execute and deliver needed instruments to forgive the loan balance and release the mortgage and security interests with respect to the 24 scattered site single family rental housing Low-Income Housing Tax Credit Project known as United North School Homes LLC; and declaring an emergency.

Attachments: [Video: Agenda Review 8/5/2025](#)
[Video: City Council 9/9/2025](#)
[Video: Agenda Review 9/16/2025](#)

Legislative History

8/12/25	City Council	First Reading
9/9/25	City Council	held

[O-358-25](#)

Authorizing the Mayor to execute and deliver needed instruments to forgive the loan balance and release the mortgage and security interests with respect to the 24 scattered site single family rental housing Low-Income Housing Tax Credit Project known as United North School Homes LLC; and declaring an emergency.

Attachments: [Video: Agenda Review 8/5/2025](#)
[Video: City Council 9/9/2025](#)
[Video: Agenda Review 9/16/2025](#)

Legislative History

8/12/25	City Council	First Reading
9/9/25	City Council	held

COUNCILWOMAN WILLIAMS PRESENTS:

[R-425-25](#)

Declaring it necessary to improve portions of the alley bounded by Columbia St., Ashland Ave., Fulton St. & W. Bancroft St., by installing street lighting; and declaring an emergency.

Attachments: [Video: Agenda Review 9/16/2025](#)

COUNCILMAN HOBBS PRESENTS THE FOLLOWING ITEM FROM TOLEDO MUNICIPAL COURT:

[O-426-25](#)

Authorizing the expenditure not to exceed \$225,746.57 from the General Fund for the purpose of upgrading the audio, visual and recording equipment in three of the courtrooms in the Toledo Municipal Court; authorizing the mayor to enter into a contract for said purpose;

waiving the competitive procurement requirements of TMC Chapter 187; and declaring an emergency.

Attachments: [Video: Agenda Review 9/16/2025](#)

COUNCILMAN SARANTOU PRESENTS THE FOLLOWING 2 ITEMS FROM THE DEPARTMENT OF FINANCE:

[O-427-25](#)

Authorizing the Finance Director to request advances from the Lucas County Auditor's office; and declaring an emergency.

Attachments: [Video: Agenda Review 9/16/2025](#)

[O-428-25](#)

Accepting the property tax amounts and rates for the 2026 budget as determined by the County Budget Commission; authorizing the necessary tax levies, certifying said levies to the County Auditor; and declaring an emergency.

COUNCILWOMAN WILLIAMS PRESENTS THE FOLLOWING ITEM FROM THE DEPARTMENT OF PARKS AND YOUTH SERVICES:

[O-429-25](#)

Authorizing the Mayor to enter into a contract with The Inspired Lumber Project for the creation of vendor “hut” kits for the new International Holiday Market to be held in Levis Square Park; authorizing the expenditure of an amount not to exceed \$37,500; waiving the competitive bidding provisions of TMC Chapter 187; and declaring an emergency.

Attachments: [International Holiday Market Legislation Supporting Documenta](#)
[Levis Park Layout](#)
[Chicago Christkindlmarket Photos](#)

COUNCILMEMBER KOMIVES PRESENTS THE FOLLOWING 2 ITEMS FROM THE DEPARTMENT OF TRANSPORTATION:

[O-430-25](#)

Authorizing the Mayor and the Director of Law to proceed with the appropriation of the property owned by HG Toledo LLC, located at 1525 Cherry Street, Toledo, Lucas County, Ohio necessary for a safety project;

authorizing the expenditure and payment to the Lucas County Clerk of Courts in the amount of \$325; and declaring an emergency.

[O-431-25](#)

Authorizing the Mayor to enter into an agreement with and accept financial cooperation from the Toledo Area Regional Transit Authority in an amount not to exceed \$300,000 for the TARTA LITE program; authorizing the acceptance, deposit, appropriation, and expenditure of proceeds into the Capital Improvement Project Fund in an amount not to exceed \$300,000 for said program; authorizing the Mayor to prepare plans and specifications, acquire required rights-of-way as appropriate, and enter into contracts for said project; and declaring an emergency.

COUNCILMEMBER KOMIVES PRESENTS THE FOLLOWING ITEM FROM THE DEPARTMENT OF PUBLIC UTILITIES:

[O-432-25](#)

Authorizing the Mayor to execute and enter into grant agreements with the Ohio Environmental Protection Agency; authorizing the Mayor to accept and deposit grant proceeds into the Operation Grant Fund in an amount not to exceed \$2,000,000 from the Ohio Environmental Protection Agency, and an amount not to exceed \$700,000 from the United States Environmental Protection Agency; authorizing the appropriation and expenditure of said funds; authorizing the Mayor to accept bids and award contracts for the purchase of supplies, equipment, vehicles, and other necessary items to carry out the terms of these grants; and declaring an emergency.

COUNCILMAN MARTINEZ PRESENTS THE FOLLOWING 2 ITEMS FROM THE DEPARTMENT OF PUBLIC UTILITIES:

[O-433-25](#)

Repealing Ordinance 235-25 in its entirety; authorizing the Mayor to enter into necessary agreements with the EPA for financial assistance

provided under the EPA: State and Tribal Assistance Grants (STAG), Clean Water SRF, Clean Water CDS for purposes of rebuilding three belt filter presses and related equipment to dewater the digested sludge at the Bay View Water Reclamation Plant; authorizing the acceptance, deposit, appropriation and expenditure of grant proceeds in an amount not to exceed \$880,000 in the Sewer Replacement Fund for purposes of rebuilding three belt filter presses and related equipment; authorizing the Mayor to accept bids and award contracts for the purchase of services and other necessary items to carry out the terms of this grant; and declaring an emergency.

[O-434-25](#)

Authorizing the Mayor to accept bids, enter into contract(s), and to execute all documents necessary and proper to provide on-call emergency water distribution system repairs within the public rights-of-way and or public water distribution easements; authorizing the expenditure of an amount not to exceed \$300,000 annually from the Water Operating Fund; and declaring an emergency.

THE CLERK REPORTS:

[R-435-25](#)

Declaring the intent to vacate the 15 feet wide Alley adjacent to Lot 17 and Lot 18 in Clifton Park, located in the City of Toledo, Lucas County, Ohio; and declaring an emergency.

COUNCILWOMAN MORRIS PRESENTS THE FOLLOWING 6 ITEMS FROM THE ZONING & PLANNING COMMITTEE:

[O-436-25](#)

Granting a Special Use Permit for a Community Center for the property located at 601 Junction Avenue, in the City of Toledo, Lucas County, Ohio; subject to certain conditions; and declaring an emergency.

- [O-437-25](#) Granting a Special Use Permit for a New Community Center for the property located at 2405 Stickney Avenue, in the City of Toledo, Lucas County, Ohio; subject to certain conditions and one waiver; and declaring an emergency.
- [O-438-25](#) **Granting an amendment to the Special Use Permit for a New Gas Station originally granted by Ord. 143-24, for the property located at 5765 Secor Road, in the City of Toledo, Lucas County, Ohio; subject to certain conditions; and declaring an emergency.**
- [O-439-25](#) **Granting an amendment to the Planned Unit Development originally granted by Ord. 150-25, for a new library and storage building for a site located at 3027 W. Alexis Road, in the City of Toledo, Lucas County, Ohio; subject to certain conditions and three (3) waivers; and declaring an emergency.**
- [O-440-25](#) **Amending Toledo Municipal Code Part Eleven - Planning and Zoning Code by enacting §1105.0207 Accessory Dwelling Units; and declaring an emergency.**
- [O-441-25](#) **Amending Toledo Municipal Code Part Eleven - Planning and Zoning Code by repealing Section 1114.0402 Use of Nonconforming Lots, and enacting an amended version of Section 1114.0402; and declaring an emergency.**

Attachments: [Exhibit A 1114.0402](#)

ITEM LIKELY TO RECEIVE IMMEDIATE CONSIDERATION:

- [O-442-25](#) **Authorizing the Mayor to apply for and enter into a loan agreement with the Ohio Water Development Authority in an amount not to exceed \$16,000,000 for the Arlington Ave. Sewer Repair Project; authorizing the acceptance and deposit of loan proceeds not to exceed \$16,000,000 in the Sanitary Sewer Replacement Fund; authorizing the appropriation and expenditure of said proceeds for**

the repair; authorizing the appropriation of \$60,000 from the Sanitary Sewer Replacement Fund for the payment of loan administration fees and miscellaneous project costs; authorizing a dedicated source for repayment of said loan and capitalized interest; authorizing the Mayor to enter into contracts for said project in an amount not to exceed \$16,000,000; authorizing the Mayor to wave the formal competitive bidding provisions of TMC Chapter 187 for said project; and declaring an emergency.

The Clerk of Council's Office supports the provisions of the Americans' with Disabilities Act. If you need special accommodations, please call 48 hours prior to meeting time at 419-245-1060 for arrangements.



Legislation Text

File #: R-422-25, Version: 1

Sponsors: McPherson, Jones & Komives
9/23/2025

Recognizing The Fair Housing Center's Fiftieth Anniversary and Fifty Years of Service to the Toledo Community.

SUMMARY & BACKGROUND:

WHEREAS, in 1975, The Fair Housing Center was founded and immediately became a critical pillar of the Toledo community, working to ensure equal access to housing for all; and

WHEREAS, funding from the City of Toledo helped establish The Fair Housing Center, and this partnership has continued through 2025, marking 50 years of service; and

WHEREAS, The Fair Housing Center has been instrumental in eliminating housing discrimination, promoting housing choice, and creating inclusive communities of opportunity, ensuring that all members of our community can pursue the American Dream; and

WHEREAS, within the City of Toledo and throughout Lucas and Wood Counties, The Fair Housing Center has advanced the goals of the Fair Housing Act through advocacy for anti-discriminatory housing policies, education and outreach, and direct assistance to victims of housing discrimination, including investigation and legal enforcement of their rights; and

WHEREAS, the fiftieth anniversary of The Fair Housing Center provides an opportunity to reflect on the importance of fair housing and reaffirm the City of Toledo's ongoing commitment to equity, justice, and inclusion in housing for all its residents.

NOW, THEREFORE, Be it resolved by the Council of the City of Toledo:

SECTION 1. That the City of Toledo recognizes the fiftieth anniversary of the founding of The Fair Housing Center and its dedicated team are hereby commended for their contributions to the community in furtherance of the goals and that the City of Toledo commits to affirmatively furthering the goals of the Fair Housing Act, and another fifty years of partnership with The Fair Housing Center.

SECTION 2. That this Resolution shall take effect and be in force from and after the earliest period allowed by law.

Adopted: _____: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of a Resolution adopted by Council
_____.

Attest: _____
Clerk of Council



Legislation Text

File #: R-423-25, Version: 1

Councilwoman McPherson
Dana Watson x2051

Honoring the Longevity and Legacy of Mrs. Amanda West and Mrs. Cordelia Roberts.

SUMMARY & BACKGROUND:

WHEREAS, Mrs. Amanda West, born May 10, 1922 in De Kalb, Mississippi to Roy and Bellosie Vance, relocated to Toledo in 1940 with her husband, Reverend James West, Jr., where they raised eight children, established a lasting family home on Hoag Street, and where she has resided for more than 60 years; and

WHEREAS, Mrs. West worked more than 27 years at the Commodore Perry Hotel, demonstrating the same dedication to her profession as she did to her church and community. A devoted member of Jerusalem Missionary Baptist Church under founding Pastor S. M. Jordan, she served on the Nurses Guild and later continued her service at Mt. Pilgrim Baptist Church under Pastor Samuel Coleman, where she has been a member for over 66 years; and

WHEREAS, Mrs. West's legacy are her 30 grandchildren, 58 great-grandchildren and 13 great-great-grandchildren; her unwavering faith has carried her through the loss of six children, yet she remains a beacon of encouragement, service, and prayer. As a founding member of the Citywide Missions Ministry, she has served for more than 30 years, leaving an indelible mark on the community of Toledo; and

WHEREAS, Mrs. Cordelia Roberts, born September 21, 1925, in Mississippi, to Roy and Bellosie Vance, is the guiding light and matriarch of her family. She married her high school sweetheart, the late Jake Roberts, Sr., and together they raised eight children, leaving a legacy of twenty-four grandchildren, forty-four great-grandchildren, numerous great-great-grandchildren, and twelve godchildren; and

WHEREAS, Mrs. Roberts, affectionately known as "Mother Roberts," "Cordy," or "Aunt Cadee," has been a source of encouragement, wisdom, and inspiration. She opened her home to family members seeking opportunity in Toledo, always sharing her strength and guidance rooted in biblical principles. Her lifelong love of cooking led to a 61-year career with Bennett Enterprises, where she retired in 2016 at the age of 91. Her dedication was celebrated publicly, including a televised segment honoring her decades of service; and

WHEREAS, a devoted 70-year member of Jerusalem Missionary Baptist Church, Mrs. Roberts continues to faithfully serve on the Nurses Guild, Mission Society, and Mothers Board, and in 2024 she received "The Silent Soldier Award" in recognition of her steadfast faith and service; and

WHEREAS, longevity is a blessing granted to those whose lives are filled with faith, love, service, and perseverance, and it is most fitting that we honor two remarkable sisters-Mrs. Amanda West, age 103, and Mrs. Cordelia Roberts, age 100-for their extraordinary lives and contributions to family, church, and community. Today, both sisters stand as pillars of strength and living testimonies of the power of perseverance.

NOW THEREFORE, Be it resolved that:

SECTION 1: Toledo City Council does hereby recognize and honor Mrs. Amanda West and Mrs. Cordelia Roberts for their extraordinary longevity, enduring faith, service, and legacy of love they continue to bestow upon their families, their churches, and the City of Toledo.

SECTION 2: That this Resolution shall take effect and be in force from and after the earliest period allowed by law.

Adopted _____: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of a Resolution adopted by Council

_____.

Attest: _____
Clerk of Council



City of Toledo

One Government Center
Toledo, OH 43604

Legislation Text

File #: A-424-25, Version: 1

Home Improvement & Home Remodeling Board of Control

Alex Quinones Vacancy 3 year term expiring 9/23/2028 License Holder

To: Carrie Hartman, President, and Members of City Council

From: Wade Kapszukiewicz, Mayor

Subject: Appointment to the Home Improvement & Home Remodeling Board of Control

9/16/2025

I Recommend the Following Appointments to the Home Improvement & Home Remodeling Board of Control

Section 61						
Appointee	Appointee Replaced	Proposed Term of Office	Special engagement	Reserved Slot / Type	Recommended by (if applicable)	Attendance Record
						Resume attached
Alex Quinones	vacant	3 years expiring, 09/23/2025	no	license holder	Carl Cochenour	n/a
yes						

Wade Kapszukiewicz

Wade Kapszukiewicz
Mayor

ALEX QUINONES

IRON CLAD CONTRACTING
OWNER

CONTACT



(419) 787-4478



Bluechipalex218@yahoo.com



Toledo, OH 43609

SKILLS

- Organizational Skills
- Interpersonal Skills
- Decision-making capabilities
- Adaptability and Flexibility
- Problem-solving aptitude
- Budget Development
- Goal Setting
- OSHA 30
- RRP Certified

PROFESSIONAL SUMMARY

Dynamic Owner of Iron Clad Contracting with a proven track record as a Local 8 IBEW electrician. Excelled in managing tight deadlines and resource constraints, demonstrating exceptional organizational skills and problem-solving aptitude. Skilled in budget development and interpersonal communication, successfully leads a division of employees, ensuring project excellence and efficiency.

EXPERIENCE

January 2023 - Present

Owner

Iron Clad Contracting

- Managing accounts receivable and accounts payable.
- Negotiate contracts with clients while ensuring compliance with organizational policies.
- Forecasting current projects for future costs.
- Invoicing, scheduling, purchase orders, change orders, estimating.
- Successfully managed projects with tight deadlines and limited resources.
- Coordinated team members to ensure tasks were completed on time and within budget.
- Traveled to customer sites to keep projects on schedule while maintaining high quality.

1995 - Present

Owner

Commercial/Residential Properties

- Buy, remodel, and rent multiple residential homes throughout Toledo, OH.

1995-1999

Owner

Big Als Pro Hardware Store

- Day-to-day operations including: material ordering, accounts payables, accounts receivables, etc.

2016-Present

Owner

Tex Mex Tortillas

- Mexican products and grocery store specializing in food production.

Zmuda, Alexandra

From: Cochenour, Carl
Sent: Tuesday, September 2, 2025 11:49 AM
To: Zmuda, Alexandra
Cc: Meek, Annette; Rowson, Kylee
Subject: HRC BOC
Attachments: Alex Quinines Resume HRC.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I would like MR. Quinones to be please be considered for our BOC. Mr. Quinones is a citizen of Toledo and has been a business owner in the community since 1995 he has many years' experience as not only a Home Remodeler but over 40 years' experience as an electrician also. If possible, I would to have him join the board at our Sept. 24th meeting.

Thank you,

Carl Cochenour

Carl Cochenour
Commisioner of Building Inspection
Division of Building Inspections
One Government Center, Suite 1600
Toledo, Ohio 43604
Office# 419-245-1220
Fax# 419-245-1329
ToledoBI@toledo.oh.gov



Legislation Text

File #: O-357-25, Version: 1

Toledo City Council
Councilwoman Williams

Authorizing the Mayor to execute and deliver needed instruments to forgive the loan balance and release the mortgage and security interests with respect to the 24 scattered site single family rental housing Low-Income Housing Tax Credit Project known as United North School Homes LLC; and declaring an emergency.

SUMMARY & BACKGROUND:

The Low-Income Housing Tax Credits program (LIHTC) is a public tool used to provide funding for the development of affordable housing. The federal government allows developers of particular affordable-housing project to sell tax credits to investors to provide the capital necessary to build the project. Locally, community development corporations have used LIHTC as a financing tool to build many units of affordable housing and promote homeownership in Toledo.

United North School Homes LLC originated as 24 single-family housing units under the auspices of United North Corporation. An investment of \$370,000 of HOME Investment Partnerships funds was made to this project. NorthRiver Development Corporation is the controlling partner of United North School Homes, LLC. This project has not achieved the success intended under the LIHTC. This request is to deliver a Release of Mortgage through forgiveness of the note and move the portfolio into the hands of a stable entity.

The City of Toledo, have been instrumental in working toward securing the portfolio toward a local partner, Neighborworks Toledo Home Region, that will work with tenants to move them toward homeownership, along with homebuyer counseling, financial literacy, home maintenance and education opportunities.

NOW THEREFORE Be it ordained by the Council of the City of Toledo:

SECTION 1. That the Mayor is authorized to execute and deliver a release of the United North Homes Schools LLC Mortgage and related security interests and forgiveness of the loan in the amount of \$370,000.

SECTION 2. That this ordinance is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of safety and well-being of current tenants.

Vote on emergency clause: yeas _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council

_____.

Attest: _____
Clerk of Council



Legislation Text

File #: O-358-25, Version: 1

Toledo City Council
Councilwoman Williams

Authorizing the Mayor to execute and deliver needed instruments to forgive the loan balance and release the mortgage and security interests with respect to the 24 scattered site single family rental housing Low-Income Housing Tax Credit Project known as United North School Homes LLC; and declaring an emergency.

SUMMARY & BACKGROUND:

The Low-Income Housing Tax Credits program (LIHTC) is a public tool used to provide funding for the development of affordable housing. The federal government allows developers of particular affordable-housing project to sell tax credits to investors to provide the capital necessary to build the project. Locally, community development corporations have used LIHTC as a financing tool to build many units of affordable housing and promote homeownership in Toledo.

United North School Homes II LLC originated as 24 single-family housing units under the auspices of United North Corporation. An investment of \$370,000 of HOME Investment Partnerships funds was made to this project. United North Corporation is the sole member and general partner of United North Homes Schools II LLC. United North Corporation is a strategic alliance between North River Development Corporation and Lagrange Development Corporation. This project has not achieved the success intended under the LIHTC. This request is to deliver a Release of Mortgage through forgiveness of the note and move the portfolio into the hands of a stable entity.

The City of Toledo, have been instrumental in working toward securing the portfolio toward a local partner, Neighborworks Toledo Home Region, that will work with tenants to move them toward homeownership, along with homebuyer counseling, financial literacy, home maintenance and education opportunities.

NOW THEREFORE Be it ordained by the Council of the City of Toledo:

SECTION 1. That the Mayor is authorized to execute and deliver a release of the United North Homes Schools II LLC Mortgage and related security interests and forgiveness of the loan in the amount of \$370,000.

SECTION 2. That this ordinance is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of safety and well-being of current tenants.

Vote on emergency clause: yeas _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council

_____.

Attest: _____
Clerk of Council



Legislation Text

File #: R-425-25, Version: 1

Street Lighting

Alley Columbia, Ashland, Fulton & Bancroft

Sponsor: Williams

Declaring it necessary to improve portions of the alley bounded by Columbia St., Ashland Ave., Fulton St. & W. Bancroft St., by installing street lighting; and declaring an emergency.

SUMMARY & BACKGROUND:

Councilwoman Vanice Williams requests that the City install LED street lighting to protect their properties and provide nighttime safety. This resolution proposes to install six (6) streetlights to better illuminate the area.

The total annual cost for the operation and maintenance of the lighting is \$834.30 of which the City's share is \$36.64. Additionally, there is a one-time installation cost of \$5,500.00 to be paid from the Special Assessment Services Fund. NOW, THEREFORE,

Be it resolved by the Council of the City of Toledo:

SECTION 1. That it is necessary to improve the following lots and lands by installing street lighting, as described below.

- A. The alley bounded by Columbia St., Ashland Ave., Fulton St. & W. Bancroft St., by installing six (6) 90-watt, LED cobra-style streetlights on wood poles with overhead service.

SECTION 2. That the plans, specifications, and cost estimates for this proposed improvement, which are on file in the Division of Engineering and Construction Management, are approved.

SECTION 3. That the lots and lands identified in Section 1 are specifically benefited by said improvement and each shall be assessed at a rate per assessed front footage.

- A. All lots and lands bounding and abutting the alley between Columbia St., Ashland Ave., Fulton St. & W. Bancroft St., shall be assessed at the rate of (\$0.832) per assessed front foot, an increase of (\$0.512) per assessed front foot.

SECTION 4. That the costs related to the improvement shall be levied and assessed annually in accordance with the Assessing Ordinance hereafter to be passed by City Council, and said assessments shall be certified to the County Auditor to be placed upon the tax duplicate and collected as other taxes.

SECTION 5. That the remainder of the cost and expense of said improvement not specially assessed together with damages, if any, awarded to the owner or owners of adjoining lands with interest thereon, and the costs and expenses of any such award shall be paid by a levy upon the general tax list made by the city for such

purpose in the manner provided by law.

SECTION 6. That notice of the adoption of this Resolution shall be by publication in the Toledo City Journal in the manner provided by law.

SECTION 7. That this Resolution is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that the same is necessary for the immediate preservation of the public peace, health, safety, and property and for the further reason that this Resolution must be immediately effective in order to expedite the installation of street lighting.

Vote on emergency clause: yeas _____, nays _____.

Adopted _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council
_____.

Attest: _____
Clerk of Council



Legislation Text

File #: O-426-25, Version: 1

JAVS Courtroom Upgrade
Toledo Municipal Court
C. Lisa Falgiano (x1949)

Authorizing the expenditure not to exceed \$225,746.57 from the General Fund for the purpose of upgrading the audio, visual and recording equipment in three of the courtrooms in the Toledo Municipal Court; authorizing the mayor to enter into a contract for said purpose; waiving the competitive procurement requirements of TMC Chapter 187; and declaring an emergency.

SUMMARY & BACKGROUND:

This ordinance authorizes the expenditure of up to \$225,746.57 to upgrade obsolete and underperforming audio, visual and recording equipment in Courtrooms 4, 6 and 7. The upgraded equipment will allow for the Toledo Municipal Court to make accurate records of court proceedings. The specific equipment being upgraded are:

- AV Recorders
- AV Recording Software
- Microphones
- Audience Speakers
- HD Cameras
- Display Monitors
- Laptop Connections for Evidence Display
- Video Conferencing Hardware
- Equipment Racks

Toledo Municipal Court is requesting that requirements for competitive bidding be waived due to the specialized nature of the work to be performed and JAVS is the current vendor the court uses for their audio, visual and recording needs.

NOW THEREFORE Be it ordained by the Council of the City of Toledo:

SECTION 1. The expenditure of an amount not to exceed \$225,746.57 is authorized from the Toledo Municipal Court Fund Account Code 1001-10800-3000257STDSTD for Contractual Services.

SECTION 2. That the Mayor is authorized to enter into a contract with JAVS for the purposes specified in Section 1 upon terms and conditions as acceptable to the Toledo Municipal Court and the Director of Law.

SECTION 3. That this Council finds and determines it is in the best interest of the city to waive the competitive procurement requirements of TMC Chapter 187 for the reason that JAVS is uniquely qualified to deliver the specialized audio, visual and recording services required for this project.

SECTION 4. That the Finance Director is authorized to draw warrant or warrants against the above account code in payment of the above authorized obligations in amounts not to exceed \$225,746.57 upon presentation of the proper voucher or vouchers.

SECTION 5. That this Ordinance is declared to be an emergency measure and shall take effect and be in force from and after its passage. The reason for the emergency lies in the fact that the same is necessary for the immediate preservation of the public peace, health, safety and property and for the further reason that this Ordinance must be immediately effective in order to timely enhance the visual, audio and recording needs of the court for optimal functionality and compliance with statutory requirements.

Vote on emergency clause: yeas _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council
_____.

Attest: _____
Clerk of Council



Legislation Text

File #: O-427-25, Version: 1

2026 Property Tax Advances
Department of Finance
Melanie Campbell (x1252)
Revised

Authorizing the Finance Director to request advances from the Lucas County Auditor's office; and declaring an emergency.

SUMMARY & BACKGROUND:

In order for the City to receive advance property tax payments from the Lucas County Auditor throughout fiscal year 2026, a resolution must be adopted by City Council. The resolution authorizes the Director of Finance, or their designee to request “advances of funds” from the Lucas County Auditor. The resolution is to be filed with the Lucas County Auditor by October 1, 2025. This resolution is submitted to Council annually and is required pursuant to the Ohio Revised Code Section 321.34 (Advance Payment to Local Authorities).

NOW THEREFORE, Be it resolved that:

SECTION 1: That the Director of Finance is authorized on behalf of the City of Toledo to make requests from time to time to the Auditor and Treasurer of Lucas County, Ohio, for advances of funds derived from taxes and other sources.

SECTION 2. That the Clerk of Council is authorized and directed to send a certified copy of this resolution to the Auditor and Treasurer of Lucas County, Ohio.

SECTION 3. That this Resolution, being an emergency measure shall take effect and be in force from and after its adoption. The reason for the emergency lies in the fact that this resolution is necessary for the immediate preservation of the public health, safety and property, and for the further reason that the resolution must be immediately effective in order to provide the orderly and efficient continuation of municipal operations.

Vote on emergency clause: yeas _____, nays _____.

Adopted _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____
_____ Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council
_____.

Attest: _____
Clerk of Council



Legislation Text

File #: O-428-25, Version: 1

Amounts & Rates 2026
Department of Finance
Melanie Campbell (x1252)
Revised

Accepting the property tax amounts and rates for the 2026 budget as determined by the County Budget Commission; authorizing the necessary tax levies, certifying said levies to the County Auditor; and declaring an emergency.

SUMMARY & BACKGROUND:

The Budget Commission of Lucas County, Ohio has certified its action to Toledo City Council with an estimate by the County Auditor of the amount of property tax to be collected in 2026 and the tax rate of each tax to be levied by the Council; and what part thereof is without, and what part within, the 10-mill limitation.

NOW THEREFORE, Be it resolved that:

SECTION 1: That the amounts and rates for general property tax as determined by the Budget Commission and its certification are accepted.

SECTION 2. That there be and is levied on the tax duplicate of said city, the rate of each tax necessary to be levied pursuant to Section 8(s) of the City Charter within the 10-mill limitation and outside the 10-mill limitation, in accordance with the following schedule:

A. Summary of accounts for general property tax approved by the Budget Commission and County Auditor's estimated tax rate.

	Amount From Outside <u>10-Mill Limit</u>	Amount Approval Inside 10-Mill <u>Limit</u>	Rate <u>Inside</u>	Rate <u>Outside</u>
General Fund	\$8,800,000	\$8,800,000	1.90	1.90
Police Pension Fund		\$1,390,000	0.30	
Fire Pension Fund		\$1,390,000	0.30	
	<u>\$8,800,000</u>	<u>\$11,580,000</u>	<u>2.50</u>	<u>1.90</u>

B. Levies outside 10-mill limitation are exclusive of debt levies.

General Fund: Current expense levy authorized by voters on November 5, 1957. (Charter Amendment-

maximum rate to be authorized 1.90, amount \$8,800,000.)

SECTION 3. That the Clerk of Council is directed to certify a copy of this Resolution to the County Auditor of said County.

SECTION 4. That this Resolution is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety, and property and for the further reason that this Resolution must be immediately effective in order to allow Lucas County to collect property taxes for the City in 2026.

Vote on emergency clause: yeas _____, nays _____.

Adopted _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council
_____.

Attest: _____
Clerk of Council



Legislation Text

File #: O-429-25, Version: 1

DPYS International Holiday Market Vendor Huts \$37,500
Parks and Recreation Division
Karen Ranney Wolkins (x2326)/Joe Fausnaugh (x3884)
Revised

Authorizing the Mayor to enter into a contract with The Inspired Lumber Project for the creation of vendor “hut” kits for the new International Holiday Market to be held in Levis Square Park; authorizing the expenditure of an amount not to exceed \$37,500; waiving the competitive bidding provisions of TMC Chapter 187; and declaring an emergency.

SUMMARY & BACKGROUND:

The City of Toledo Parks & Recreation Division is organizing a new International Holiday Market to coincide with the annual tree lighting to be held in Promenade Park in November. The Market will be installed at Levis Square Park, and consists of 15 vendor “huts” highlighting art and holiday gifts from cultures represented throughout the community and region. This Ordinance authorizes a waiver of competitive bidding to facilitate our partnership with The Inspired Lumber Project, a local non-profit organized as an outreach to military veterans. The veterans will create 15 kits that will then be constructed on-site in partnership with students engaged in local high school carpentry and construction programs. The school relationships are being cultivated through the Division of Educational Engagement and Workforce Development.

NOW, THEREFORE, Be it ordained by the Council of the City of Toledo:

SECTION 1. That the Mayor is authorized to enter into a contract with The Inspired Lumber Project for the creation of 15 vendor “huts” upon terms and conditions acceptable to the Director of Law and the Director of Parks and Youth Services.

SECTION 2. That the expenditure of an amount not to exceed \$37,500 is authorized from the Zorah Bowman Fund Account Code 2090-60500-7T72902STDSTD for services related to the creation of 15 vendor huts.

SECTION 3. That the Director of Finance is authorized to issue warrant or warrants against the account codes above in amounts not to exceed those authorized above in payment of the obligations incurred pursuant to the above-authorized contracts upon presentation of proper voucher or vouchers.

SECTION 4. That this Council finds and determines it is in the best interest of the City to waive the competitive provisions of TMC Chapter 187 for the reason that The Inspired Lumber Project provides a completely unique complement of construction expertise and volunteer skilled veterans to oversee both creation and assembly of the huts.

SECTION 5. That this Ordinance be an emergency measure and shall take and be in force and effect after its passage. The reason for the emergency lies in the fact that the Ordinance is necessary for the immediate

preservation of the public peace, health, safety and property and for the further reason that this Ordinance must be immediately effective in order to ensure that the preparations for the holiday tree lighting activities will proceed without interruption.

Vote on emergency clause: yeas _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council
_____.

Attest: _____
Clerk of Council

International Holiday Market “Build” for Vendor Huts: Supporting Documentation

Event Overview as of 8.22.25:

The International Holiday Market is a new event coinciding with the annual tree lighting in Promenade Park. Held in Levis Square Park, November 21 & 22, the event brings together traditions from around the world, specifically highlighting international cultures represented in our community. Diverse vendors will showcase traditional holiday decorations, art, handmade crafts, and festive goods, including affordable price points. Uniquely designed and decorated huts will create a festive atmosphere. Dancers and other ethnic performers will augment the event, as will limited offerings of ethnic holiday foods. (Friday night’s formal tree lighting in Promenade will also offer free craft making opportunities, as well as hot chocolate and popcorn at no cost.)

Partners:

The Inspired Lumber Project Salute to Carpentry Build Team—comprised of veterans who have graduated from the *Salute to Carpentry* program at The Inspired Lumber Workshop. These Veterans will create 15 “build kits” that establishes the holiday “village” inside Levis Square Park.

The *Salute to Carpentry* initiative equips veterans and first responders with valuable woodworking skills, practical trade experience, and a renewed sense of purpose. Graduates who join the *Build Team* have the opportunity to put those skills to work on meaningful community projects. Their craftsmanship not only strengthens Toledo’s infrastructure but also reinforces the deep connection between service and community pride. Importantly, the *Build Team* is a volunteer workforce. These veterans donate their time and talents at no labor cost, making this project an even greater return on the City’s investment.

Local High School Students —The Division of Educational Engagement and Workforce Development is working to engage local high school students (in discussions with Toledo Public, Washington Local, and public charter schools) on this unique opportunity to gain hands-on experience in the skilled trades while contributing to this large-scale community initiative. Youth participants will work with the Veteran Build Team to construct the vendor booths on “build days” during school hours. In addition, we are exploring the possibility of students receiving credit towards graduation requirements.

Local Artisans — Artists representing a wide variety of cultures are already signing on to participate. In addition, local ethnic organizations are enthusiastically developing ideas for ways to partner through the offering of ethnic dancers, musicians, and singers. Additional partners may be approached to offer specific ethnic foods and beverages.

Local Businesses — ConneCToledo has agreed to approach businesses in the immediate area to consider ways to tie them into the festivities. Discussions are ongoing.

Toledo Walleye & Hensville — The Hensville organization has agreed to host their own tree lighting on Saturday, November 22. And the Walleye franchise has games both Friday and Saturday night. The Parks & Recreation Division will work closely with the Hensville organization to cross-promote to everyone’s benefit.

Specific Build Details:

Description:

Construction of **8' x 8' modular vendor huts**, designed for seasonal use, disassembly, and long-term storage. Each hut will include: durable exterior siding, corrugated aluminum slanted roof, partial interior pegboard, fold-down or removable counter, integrated electrical access (four outlets with exterior connection), and weather-resistant finishing.

Estimated Cost Per Unit: \$2,500

(includes materials, hardware, finishing, assembly instructions/training, project oversight, workshop space, tool usage and planning.)

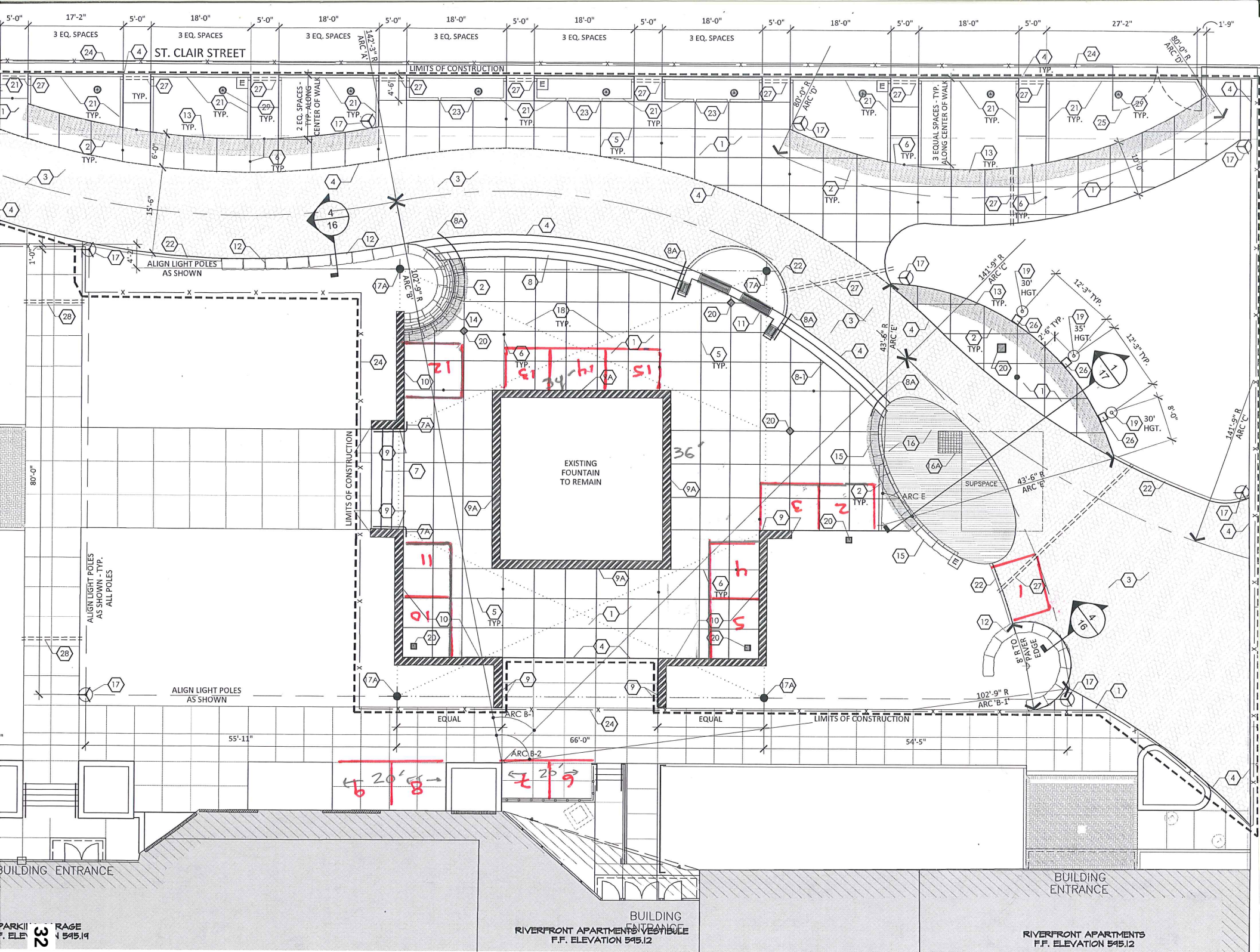
Labor Costs: \$0 – All labor will be provided by the *Salute to Carpentry Build Team*, a volunteer group of veteran graduates who are contributing their time and craftsmanship in service to the Toledo community.

Quantity: 15

Total Project Cost: $\$2,500 \times 15 = \$37,500$

Notes:

- Units are reusable and designed for efficient storage between seasons.
- Each structure is built with craftsmanship and attention to detail by local veterans and first responders.
- Price includes design, build, and delivery of fully finished units.









Legislation Text

File #: O-430-25, Version: 1

TDOT092325APPROPRIATE1525CHERRY
Engineering and Construction Management
Timothy Grosjean (x1344)
Revised

Authorizing the Mayor and the Director of Law to proceed with the appropriation of the property owned by HG Toledo LLC, located at 1525 Cherry Street, Toledo, Lucas County, Ohio necessary for a safety project; authorizing the expenditure and payment to the Lucas County Clerk of Courts in the amount of \$325; and declaring an emergency.

SUMMARY & BACKGROUND:

The city is proceeding with a safety project at the intersection of Cherry Street and Bancroft Street, which will include a complete realignment of Canton Street at Cherry Street, as well as the addition of a median, signal improvements, resurfacing, and utility improvements, which will better meet the current needs of the public. The project will require the purchase, in fee, of the property located at 1525 Cherry Street, which contains a total of 0.001 acres, more or less, from HG Toledo LLC. This appropriation is necessary because negotiations between the City of Toledo and HG Toledo LLC have failed. A copy of Resolution No. 410-25 has been served upon HG Toledo LLC via Express U.S. Mail. It is the intent of the Division of Engineering and Construction Management to begin work related to the public improvement project as soon as possible upon the filing of the petition in Common Pleas Court, via "Quick Take" procedures.

NOW THEREFORE Be it ordained by the Council of the City of Toledo:

SECTION 1. That the Mayor and the Director of Law is authorized to appropriate, in fee, from HG Toledo LLC., the real estate located at 1525 Cherry Street (Parcel #1630174), as more fully described below:

PARCEL 5-WD LUC-120-18.20

ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE

IN THE FOLLOWING DESCRIBED PROPERTY WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS IN THE NAME AND FOR THE USE OF THE

CITY OF TOLEDO, LUCAS COUNTY, OHIO

Situated in the State of Ohio, County of Lucas, City of Toledo, being part of the Northwest Quarter of Section 36, Town 9 South, Range 7 East, and Lot 8 of Woodruffs Addition, a subdivision of record through Plat Volume I, Page 71, out of a parcel of land conveyed to HG Toledo, LLC (as of the date of this survey) through Instrument Number 20150129-0003567, and being on the right side of the centerline of right of way of Cherry

Street (State Route 120) and right side of the centerline of right of way of Bancroft Street as shown on a centerline survey plat made in August of 2024, for the City of Toledo titled "LUC-120-18.20-PID 118202" bounded and described as follows:

Commencing, at a bolt found in a monument box marking the intersection of the centerline of right of way of Bancroft Street with the centerline of right of way of Cherry Street (Station 19+99.09 Bancroft Street and Station 40+06.03 Cherry Street);

Thence Westerly along the centerline of right of way of Bancroft Street, South 89 Degrees 01 Minutes 22 Seconds West a distance of 28.39 feet, to a point (Station 19+70.70 Bancroft Street);

Thence Southerly along a line perpendicular to the centerline of right of way of Bancroft Street, South 00 Degrees 58 Minutes 38 Seconds East a distance of 33.00 feet, to the Northeast corner of said Lot 8, said point being the intersection of the Westerly existing right of way line of Cherry Street with the Southerly existing right of way line of Bancroft Street and the **True Point of Beginning** (Station 19+70.70, 33.00 feet right Bancroft Street and Station 40+19.92, 41.25 feet right Cherry Street);

1. Thence Southerly along the Easterly line of said Lot 8 and Westerly existing right of way line of Cherry Street, South 31 Degrees 39 Minutes 46 Seconds East a distance of 18.08 feet, to an iron pin set on the Southerly proposed right of way line of Bancroft Street (Station 40+38.00, 41.25 feet right Cherry Street);
2. Thence Northerly along said Southerly proposed right of way line, North 51 Degrees 32 Minutes 09 Seconds West a distance of 15.95 feet, to an iron pin set on the Southerly existing right of way line of Bancroft Street (Station 40+23.00, 46.67 feet right Cherry Street and Station 19+67.61, 38.41 feet right Bancroft Street);
3. Thence Westerly along said Southerly existing right of way line, North 76 Degrees 58 Minutes 33 Seconds West a distance of 6.87 feet, to an iron pin set (Station 19+60.94, 36.75 feet right Bancroft Street);
4. Thence continuing Westerly along said Southerly existing right of way line, South 89 Degrees 01 Minutes 22 Seconds West a distance of 82.11 feet, to an iron pin set on the line common to said Lot 8 and Lot 12 of said Woodruffs Addition (Station 18+78.83, 36.75 feet right Bancroft Street);
5. Thence Northerly along the line common to said Lots 8 and 12, North 01 Degrees 04 Minutes 13 Seconds West a distance of 3.75 feet, to the common corner thereof (Station 18+78.82, 33.00 feet right Bancroft Street);
6. Thence Easterly along the Northerly line of said Lot 8, North 89 Degrees 01 Minutes 22 Seconds East a distance of 91.88 feet, to the **True Point of Beginning**.

The above-described parcel contains 0.009 acres of land, more or less, of which the present road occupies 0.008 acres leaving a net take of 0.001 acres, more or less, contained within Lucas County Auditor's Permanent Parcel Number 1630174.

SECTION 2. That the Director of Law is authorized and directed to petition a court of proper jurisdiction to have a jury impaneled to inquire into and assess the compensation to be paid for the real estate

described in Section 1 of this ordinance.

SECTION 3. That the total expenditure of an amount not to exceed \$325 is authorized to be made to the Lucas County Clerk of Courts, of which is to be paid from Account Code 5040-35000-8CP2502STREET for the purpose of appropriating the aforementioned property required for the Cherry Street Safety Improvement Project.

SECTION 4. That the Director of Finance is authorized to issue their warrant or warrants against the Account Code listed in Section 3 in an amount not to exceed \$325 in payment of the obligations authorized upon presentation of proper vouchers.

SECTION 5. That this Ordinance is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that this Ordinance is necessary for the immediate preservation of the public peace, health, safety, and property, and for the further reason that this Ordinance must be immediately effective to facilitate the filing of an appropriation action to acquire the property from HG Toledo, LLC is necessary for the timely construction of certain public roadway and other public improvements required for the Cherry Street Safety Improvement Project being undertaken in conjunction with the Ohio Department of Transportation.

Vote on emergency clause: yeas _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____

Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council

_____.

Attest: _____

Clerk of Council



Legislation Text

File #: O-431-25, Version: 1

TDOT092325TARTALITEPROGRAM

Division of Engineering and Construction Management

Soncrant (ext.2851)

Revised

Authorizing the Mayor to enter into an agreement with and accept financial cooperation from the Toledo Area Regional Transit Authority in an amount not to exceed \$300,000 for the TARTA LITE program; authorizing the acceptance, deposit, appropriation, and expenditure of proceeds into the Capital Improvement Project Fund in an amount not to exceed \$300,000 for said program; authorizing the Mayor to prepare plans and specifications, acquire required rights-of-way as appropriate, and enter into contracts for said project; and declaring an emergency.

SUMMARY & BACKGROUND:

In conjunction with the Vistula Manor upgrade project, the TARTA LITE program will install enhancements to the bus stop at Huron Street adjacent to the Vistula Manor property, including sidewalk and curb improvements along with the installation of TARTA-supplied shelters. The program will also include signage installation and continue the access improvements (walks/benches) for safer and more comfortable transit access.

NOW THEREFORE Be it ordained by the Council of the City of Toledo:

SECTION 1. That the Mayor is authorized to enter into and execute an agreement with the Toledo Area Regional Transit Authority for the TARTA LITE program upon such terms and conditions as approved by the Director of Transportation and the Director of Law.

SECTION 2. That the Mayor is authorized to accept and deposit proceeds from the Toledo Area Regional Transit Authority into the Capital Improvements Project Fund into Account Code 5040-35000-8CP2522BUSBNH in an amount not to exceed \$300,000 for the TARTA LITE program.

SECTION 3. That an amount not to exceed \$300,000 is appropriated from the unappropriated balance of the Capital Improvement Fund into Account Code 5040-35000- 8CP2522BUSBNH for the TARTA LITE program; and further authorizing the expenditure of same.

SECTION 4. That the Mayor is authorized to prepare plans and specifications and to enter into contracts after accepting bids for the TARTA LITE program as necessary to complete the improvements identified above including such items as labor, materials, construction testing, professional services, and for property appraisals, title work, negotiations, acquisition, and environmental contamination studies that are necessary to acquire additional rights-of-way as required. Contracts shall contain such terms and conditions as the Mayor may deem requisite and proper and shall be subject to approval by the Director of Transportation and the Director of Law.

SECTION 5. That the Director of Finance is authorized to issue their warrant or warrants against the account codes listed in Section 2 above in an amount not to exceed \$300,000 in payment of the obligations upon presentation of the proper voucher or vouchers.

SECTION 6. That the disappropriation of any remaining budget to fund balance is authorized at project closeout.

SECTION 7. That this Ordinance is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety, and property and for the further reason that this Ordinance must be immediately effective in order to facilitate this work to improve the safety and access to TARTA buses.

Vote on emergency clause: yeas _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council

_____.

Attest: _____
Clerk of Council



Legislation Text

File #: O-432-25, Version: 1

DPU092325STATEAIRGRANT2026

Environmental Services

Abed Semaan (x3951)

Revised

Authorizing the Mayor to execute and enter into grant agreements with the Ohio Environmental Protection Agency; authorizing the Mayor to accept and deposit grant proceeds into the Operation Grant Fund in an amount not to exceed \$2,000,000 from the Ohio Environmental Protection Agency, and an amount not to exceed \$700,000 from the United States Environmental Protection Agency; authorizing the appropriation and expenditure of said funds; authorizing the Mayor to accept bids and award contracts for the purchase of supplies, equipment, vehicles, and other necessary items to carry out the terms of these grants; and declaring an emergency.

SUMMARY & BACKGROUND:

The Ohio Environmental Protection Agency (OEPA) has awarded to the Division of Environmental Services a grant in the amount not to exceed \$2,000,000 and the United States Environmental Protection Agency has awarded an OEPA pass-through grant to the Division of Environmental Services in the amount not to exceed \$700,000 to continue through September 30, 2027. These grant funds are used to cover certain operational expenses for the Air Permitting and Monitoring Section of the Division of Environmental Services. A local match of \$156,700 per year is required per the terms of this grant agreement that will be included in the 2026 and 2027 budget ordinances. The General Fund will be utilized to fund this match.

NOW THEREFORE Be it ordained by the Council of the City of Toledo:

SECTION 1. That the Mayor is authorized to accept and deposit grant proceeds into the Operation Grants Fund in an amount not to exceed \$2,500,000 into Account Code 2016-38000-6G2026SSTDSTD from the Ohio Environmental Protection Agency and a portion of the OEPA pass-through grant and \$200,000 into Account Code 2016-38000-6G2026PSTDSTD from a portion of the OEPA pass-through grant for the purpose of completing work necessary to carry out the terms of these grants.

SECTION 2. That the appropriation of the amount not to exceed \$2,500,000 is authorized from the unappropriated grant proceeds of the Operations Grants Fund to Account Code 2016-38000-6G2026SSTDSTD and that the appropriation of the amount not to exceed \$200,000 is authorized from the unappropriated grant proceeds of the Operations Grants Fund to Account Code 2016-38000-6G2026PSTDSTD and the expenditure of same is authorized for the Air Grant.

SECTION 3. That the Mayor is authorized to enter into an Air Grant agreement with the Ohio Environmental Protection Agency upon terms and conditions acceptable to the Director of Public Utilities and the Director of Law.

SECTION 4. That the Mayor is authorized to accept bids and execute necessary contracts related to this amended grant upon such terms and conditions as shall be approved by the Director of Public Utilities and the Director of Law.

SECTION 5. That the Director of Finance is authorized to issue their warrant or warrants against the account codes above in amounts not to exceed those authorized above in payment of the obligations incurred pursuant to the above-authorized contracts upon presentation of proper voucher or vouchers.

SECTION 6. That this Ordinance is declared to be an emergency and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that this Ordinance is necessary for the immediate preservation of the public peace, health, safety and property of the city and for the further reason that this ordinance must be immediately effective in order to timely receive and administer the additional grant funds.

Vote on emergency clause: yeas _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council
_____.

Attest: _____
Clerk of Council



Legislation Text

File #: O-433-25, Version: 1

DPU081225EPAENGINEERSBELTFILTERPRESSGRANT

Water Reclamation

Andrew McClure (x7866)

Revised

Repealing Ordinance 235-25 in its entirety; authorizing the Mayor to enter into necessary agreements with the EPA for financial assistance provided under the EPA: State and Tribal Assistance Grants (STAG), Clean Water SRF, Clean Water CDS for purposes of rebuilding three belt filter presses and related equipment to dewater the digested sludge at the Bay View Water Reclamation Plant; authorizing the acceptance, deposit, appropriation and expenditure of grant proceeds in an amount not to exceed \$880,000 in the Sewer Replacement Fund for purposes of rebuilding three belt filter presses and related equipment; authorizing the Mayor to accept bids and award contracts for the purchase of services and other necessary items to carry out the terms of this grant; and declaring an emergency.

SUMMARY & BACKGROUND:

Ordinance 235-25 authorized the grant agreement to be entered into with the U.S. Army Corps of Engineers (USACE) for financial assistance provided under the Section 594 Environmental Infrastructure (EI) Program however the funding source is actually the EPA.

The EPA authorizes the State and Tribal Assistance Grants (STAG), Clean Water SRF, Clean Water CDS to provide design and/or construction assistance to non-Federal interests for carrying out water-related environmental infrastructure and resource protection and development projects in the State of Ohio. The City of Toledo has been allocated funding through the STAG Grant to enter into Grant with the Federal EPA to be used to rebuild belt filter presses and related equipment.

The STAG Grant requires a 20% cost share from the non-Federal sponsor, and EPA project costs are considered part of the total project cost and subject to cost share. The total project cost is \$1,100,000. The total federal share is \$880,000. The City's cost share is \$220,000. Legislation to appropriate and expend the city share was passed in 2023.

NOW THEREFORE Be it ordained by the Council of the City of Toledo:

SECTION 1. That Ordinance 235-25 is repealed in its entirety.

SECTION 2. That the Mayor is authorized to enter into an agreement with the EPA for the Belt Filter Press and Related Equipment project, upon terms and conditions acceptable to the Director of Public Utilities and the Director of Law.

SECTION 3. That the Mayor is authorized to accept and deposit grant proceeds from the EPA in an

amount not to exceed \$880,000 into the Sewer Replacement Fund, Account Code 673G-36000-4UG2225STDSTD, for the Belt Filter Press and Related Equipment project.

SECTION 4. That the appropriation from the unappropriated grant proceeds in an amount not to exceed \$880,000 is authorized from the Sewer Replacement Fund into Account Code 673G-36000-4UG2225STDSTD; and further authorizing the expenditure of same for the Belt Filter Press and Related Equipment project.

SECTION 5. That the Mayor is authorized to accept bids and execute necessary contracts related to this project, upon such terms and conditions as shall be approved by the Director of Public Utilities and the Director of Law.

SECTION 6. That the Director of Finance is authorized to issue their warrant or warrants against the Account Codes above in amounts not to exceed those above in payment of the above-authorized obligations upon presentation of proper voucher or vouchers.

SECTION 7. That this Ordinance is declared to be an emergency and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that this Ordinance is necessary for the immediate preservation of the public peace, health, safety and property of the city and for the further reason that this ordinance must be immediately effective in order to implement this program within the EPA's designated time schedule.

Vote on emergency clause: yeas _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council

_____.

Attest: _____
Clerk of Council



Legislation Text

File #: O-434-25, Version: 1

DPU092325WATERREPAIR

Water Distribution

Todd Saums (x2842)

Revised

Authorizing the Mayor to accept bids, enter into contract(s), and to execute all documents necessary and proper to provide on-call emergency water distribution system repairs within the public rights-of-way and or public water distribution easements; authorizing the expenditure of an amount not to exceed \$300,000 annually from the Water Operating Fund; and declaring an emergency.

SUMMARY & BACKGROUND:

City of Toledo, Division of Water Distribution handles maintenance and repairs of our water distribution system, consisting of 1,175 miles of water distribution mains, 12,000 hydrants, 26,190 valves and other appurtenances. Some repairs require large size fittings, deep excavation, specialized equipment and confined space entry. These repairs sometimes require watermain shutdown and need to be performed in an efficient manner in order to provide uninterrupted water service and deliver safe and clean drinking water to our customers. The parts required and manpower needed to complete jobs of this nature, is not something the division is equipped to handle.

NOW THEREFORE Be it ordained by the Council of the City of Toledo:

SECTION 1. That the Mayor is authorized to advertise and accept bids and to enter into a one (1) year contract(s) with two (2) one-year renewal options and to execute all documents necessary and proper to provide on-call emergency water distribution system repairs, upon such terms and conditions that are acceptable to the Director of Public Utilities and the Director of Law.

SECTION 2. That an annual expenditure not to exceed \$300,000 is authorized from the Water Operating Fund, Account Code 6060-34000-4000514STDSTD, for the purpose identified in Section 1, subject to the appropriation of funds in future years.

SECTION 3. That the Finance Director is authorized to issue their warrant or warrants against the above listed account code and amount in payment of the obligations authorized above upon presentation of proper voucher or vouchers.

SECTION 4. That this Ordinance is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety, and property, and for the further reason that the Ordinance must be immediately effective in order to permit the earliest possible repair of critical elements in the City of Toledo's Water Distribution System.

Vote on emergency clause: yeas _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council

_____.

Attest: _____
Clerk of Council



Legislation Text

File #: R-435-25, Version: 1

Vacation: 3360 Monroe St
Clerk of Council

Declaring the intent to vacate the 15 feet wide Alley adjacent to Lot 17 and Lot 18 in Clifton Park, located in the City of Toledo, Lucas County, Ohio; and declaring an emergency.

SUMMARY & BACKGROUND:

Petitioner has filed a request to vacate the 15 feet wide Alley adjacent to Lot 17 and Lot 18 in Clifton Park, located in the City of Toledo, Lucas County, Ohio.

NOW THEREFORE, Be it resolved that:

SECTION 1: That the City Council does hereby declare its intent to vacate the 15 feet wide Alley adjacent to Lot 17 and Lot 18 in Clifton Park, located in the City of Toledo, Lucas County, Ohio, further described below:

PARCEL ID - 03-14198

Being a parcel of land situated in Lots 17 & 18 located in the plat name of "Clifton Park" as recorded at the Lucas County Recorder's Office in Volume 6, Page 54 of Plats, all within the City of Toledo, Lucas County, Ohio, more fully described as follows:

Beginning at the Southwest corner of said Lot 17 as determined by a survey done by Landtech Professional Surveying & Engineering in 2012, said point being the POINT OF BEGINNING;
Thence North 32°23'52" East on the West line of said Lot 17 a distance of 55.00 feet to a point where an iron rebar with cap was set in 2012;
Thence South 57°36'08" East a distance of 60.46 feet parallel with the South Right-of-Way of Baxter Street to a point where an iron rebar with cap was set in 2012;
Thence South 32°23'52" West a distance of 55.00 feet parallel with the West line of said Lot 17 to a point on the North Right-of-Way of a 15 feet wide Alley where an iron rebar with cap was set in 2012;
Thence North 57°36'08" West a distance of 60.46 feet on said North Right-of-Way of a 15 feet wide Alley to a point where an iron rebar with cap was set in 2012, said point being the POINT OF BEGINNING.
The area described above contains 3335.2000 Square Feet or 0.0765 Acre of land more or less, subject to all legal highways, leases, easements and restrictions of record.
Bearings determined by GPS observations as noted in "Landtech's 2012 Survey" are for the express purpose of showing angular measurement only.
The land in the above description is contained all within Lucas County Permanent Parcel Number 03-14198 as Recorded in the Lucas County recorder's office in Deed Number 20130812-0042496.

ALLEY VACATION

East-West Alley abutting all of Lot 9 and Lot 17 and parts of Lot 8 and Lot 18 located in the plat name of

“Clifton Park” as recorded at the Lucas County Recorder’s Office in Volume 6, Page 54 of Plats, all within the City of Toledo, Lucas County, Ohio, more fully described as follows:

A 15 feet wide Alley Beginning at the West Line of said Lot 17 extended south and terminating 60.46 feet Southeasterly as measured on the Southwesterly property line of said Lot 17 and Lot 18 as shown in a survey done by Landtech Professional Surveying & Engineering in 2012.

SECTION 2. That this matter be referred to the Toledo City Plan Commission for its review, recommendation and appropriate hearing date.

SECTION 3. That this Resolution hereby is declared to be an emergency measure and shall be in force and effect from and after its adoption. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety and property, and for the further reason that this Resolution must be immediately effective so that the vacation can be expeditiously completed to enable property owners to obtain the resulting benefits at the earliest time.

Vote on emergency clause: yeas _____, nays _____.

Adopted _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council

_____.

Attest: _____
Clerk of Council



Legislation Text

File #: O-436-25, Version: 1

SUP 601 Junction Ave.
Community Center
Zoning & Planning

Granting a Special Use Permit for a Community Center for the property located at 601 Junction Avenue, in the City of Toledo, Lucas County, Ohio; subject to certain conditions; and declaring an emergency.

SUMMARY & BACKGROUND:

By application (SUP25-0022) filed with the City of Toledo Central Permit Center, a request for a Special Use Permit for a Community Center for the property located at 601 Junction Avenue, in the City of Toledo, Lucas County, Ohio; was submitted to the Toledo City Plan Commission for its review and recommendation.

On August 14, 2025, the Toledo City Plan Commission recommended approval for the request for granting a Special Use Permit for a Community Center for the property located at 601 Junction Avenue, in the City of Toledo, Lucas County, Ohio.

On September 17, 2025, the Toledo City Council Zoning and Planning Committee recommended approval for the request for granting a Special Use Permit for a Community Center for the property located at 601 Junction Avenue, in the City of Toledo, Lucas County, Ohio.

NOW THEREFORE Be it ordained by the Council of the City of Toledo:

SECTION 1. That granting a Special Use Permit for a Community Center for the property located at 601 Junction Avenue, in the City of Toledo, Lucas County, Ohio. in the City of Toledo, Lucas County, Ohio; be and the same is hereby approved, subject to the conditions contained in Section 2 hereof which must be complied with, as to the property more fully described as follows:

Parcel 1

Lots numbers 867, 868, 869, and 870 in TP Browns Addition in the City of Toledo, Lucas County, Ohio, excluding that portion of Lot 867 conveyed to The Padua Center on July 30, 2018 through deed number 20180730-0032755, Lucas County Records.

Known by the following address: 601 Junction Avenue, Toledo, Ohio 43607 Parcel Number: 02-30605

Parcel 2

Lots numbers 29, 30, 31, 32, 33, 34, and 35 in Huberichs Addition in the City of Toledo, Lucas County, Ohio.

Known by the following addresses: 1318 through 344 Nebraska Avenue, Toledo, Ohio 43604.

Parcel Numbers: 07-41674, 07-41677, 07-41681, 07-41684, 07-41687, 07-41691, and 07-41694

SECTION 2. That the approval of the granting of a Special Use Permit for a Community Center for the property located at 601 Junction Avenue, in the City of Toledo, Lucas County, Ohio. in the City of Toledo,

Lucas County, Ohio, be subject to compliance with the forty-two (42) conditions as follows:

The following forty-two (42) conditions listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions:

Bureau of Fire Prevention

1. New and existing buildings shall be provided with approved address identification that meets Building Fire Code requirements. (OBC 501.2 & OFC 505.1)
2. A radio signal strength test will be needed in the building, and possible radio signal enhancements based on the results of the test. (OFC 510.2 & 1103.2 - for existing buildings)
3. A fire safety inspection is required prior to occupancy. (OFC 105.3.3.2 & TMC 1309.09)
4. Fire Safety during remodeling shall comply with the applicable requirements of the Building and Fire Codes. (OBC & OFC Chapter 33)

Division of Transportation

5. All auto accessible parking spaces must have a 5' loading aisle per TMC 1107.1702 (A). (One auto accessible parking space does not have a loading aisle.)
6. Accessible parking signage must be posted directly in front of the parking space at a height of no less than 60 inches and no more than 72 inches above pavement level per TMC 1107.1704. (Accessible parking sign detail is too tall.)
7. All parking spaces, driveways and drive aisle must be clearly dimensioned on drawings per TMC 1107.1911. (Existing parking near new accessible parking is not dimensioned.)
8. Drive aisles are required to be 25' wide for two-way traffic per TMC 1107.1911.
9. Adjacent parking lot shall direct pedestrians to corner of Nebraska and Junction to promote utilizing signalized crossing. The mid-block crossing shall not be permitted for safety concerns of pedestrians.
10. Traffic Management will not permit Junction Avenue driveway access for the adjacent parking lot.
11. Any and all unused curb cuts and drive approaches must be removed on Junction Avenue and replaced with new curb and grass to match adjacent areas.
12. Changes to the Division of Transportation conditions above may be made subject to final approval by the Division of Transportation and Plan Director.

Division of Engineering Services

13. All proposed sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
14. All proposed commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. No horizontal sub cutting will be permitted to create a curb drop/opening. Existing drive approaches, including the curb drop, that will no longer

be utilized shall be removed and restored with curb to match the adjacent curb.

15. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.

16. Pavement Repair areas on Junction Ave. and in the alley need to match existing pavement.

17. The City of Toledo public water system does not appear to be impacted by this project. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.

18. Designer should consider potential for sewer gas odor at proposed new downspout connections.

19. Basin footprint and size will need confirmed to provide for the required flow restriction, flood control volume, and side slope grading.

20. A full submittal for review requires submittal of the regional SWP3 submittal coversheet as provided to applicant, add its items 1.a. - 1.g. Following the stormwater review, comment and revisions, additional items needed to receive a stormwater construction permit are listed on the SWP3 submittal cover sheet, items 2.a. - 2.c., as well as the sewer fee for plan review and field inspection.

21. SWP3 activities and sequencing shall account for demolition, since demolition permitting could occur prior to construction permitting.

22. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

23. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.

24. It is recommended for the owner to modernize the property with a sewage check valve to protect against sewage backup that could occur in the event of surcharge of the City sewer main or church downspouts.

Division of Environmental Services

25. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.

a. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities.

b. Construction BMPs shall be in place prior to the start of construction activities.

c. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours. (this comment is specific for sites above 2,500 square ft)

26. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.

27. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
28. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
29. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf
30. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Plan Commission

31. Bicycle spots must be at least two feet (2') by six feet (6') and rack(s) must be securely fixed to the ground per TMC§1107.0900. Detail shall be submitted to the Plan Director for review and approval.
32. Pursuant to TMC§1108.0202 the frontage greenbelts along Junction and Nebraska Avenues adjacent to the proposed parking lot require least one (1) tree for every thirty feet (30') of frontage. Not acceptable as depicted. A revised landscape plan shall be submitted to the Plan Director depicting at least four (4) trees within Junction Avenue greenbelt and nine (9) trees within Nebraska Avenue greenbelt.
33. Pursuant to TMC§1108.0202 the frontage greenbelts along Junction and Nebraska Avenues adjacent to the proposed parking lot require a solid evergreen hedge planting. Low earth berms, decorative stone or brick walls, ornamental metal fencing, or combinations thereof may also be approved by the Planning Director. Not acceptable as depicted. A revised landscape plan shall be submitted to the Plan Director depicting an acceptable screen within the Junction Avenue and Nebraska Avenue greenbelts.
34. Portions of the proposed stormwater treatment facility shall be planted with a low maintenance pollinator garden. Low maintenance pollinator garden details shall be submitted to the Plan Director for review and approval.
35. A Type A landscape buffer is required along the parking lot's eastern property line pursuant to TMC§1108.0203. Four (4) canopy trees and fifteen (15) shrubs are required for every 100 linear feet. Not acceptable as depicted. A revised landscape plan shall be submitted to the Plan Director depicting at least five (5) canopy trees and nineteen (19) shrubs within this type A buffer.
36. Two (2) canopy trees and six (6) shrubs are required for every ten (10) parking spaces within the parking lot pursuant to TMC§1108.0204. Not acceptable as depicted. A revised landscape plan shall be submitted to the Plan Director depicting at least ten (10) trees and thirty (30) shrubs within or adjacent to the parking lot.
37. The city should consider permitting nearby commercial/institutional users to use the proposed parking lot at the corner of Junction Avenue and Nebraska Avenue.

38. Applicant shall obtain appropriate permits for any proposed signage, subject to TMC§1113 Signs.
39. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
40. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
41. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
42. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

SECTION 3. That when the conditions contained herein above have been complied with, the Secretary of the Toledo City Plan Commission be and he is hereby directed to change the zoning maps to conform with the within Ordinance.

SECTION 4. That this Ordinance hereby is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety and property, and for the further reason that the Ordinance must be immediately effective in order to provide for the orderly regulation and use of the property and to protect the land value in the area.

Vote on emergency clause: yeas _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council

_____.

Attest: _____
Clerk of Council



Legislation Text

File #: O-437-25, Version: 1

SUP 2405 Stickney Ave.
New New Community Center
Zoning & Planning

Granting a Special Use Permit for a New Community Center for the property located at 2405 Stickney Avenue, in the City of Toledo, Lucas County, Ohio; subject to certain conditions and one waiver; and declaring an emergency.

SUMMARY & BACKGROUND:

By application (SUP25-0021) filed with the City of Toledo Central Permit Center, a request for a Special Use Permit for a New Community Center for the property located at 2405 Stickney Avenue, in the City of Toledo, Lucas County, Ohio; was submitted to the Toledo City Plan Commission for its review and recommendation.

On August 14, 2025, the Toledo City Plan Commission recommended approval for the request for granting a Special Use Permit for a New Community Center for the property located at 2405 Stickney Avenue, in the City of Toledo, Lucas County, Ohio.

On September 17, 2025, the Toledo City Council Zoning and Planning Committee recommended approval for the request for granting a Special Use Permit for a New Community Center for the property located at 2405 Stickney Avenue, in the City of Toledo, Lucas County, Ohio.

NOW THEREFORE Be it ordained by the Council of the City of Toledo:

SECTION 1. That granting a Special Use Permit for a New Community Center for the property located at 2405 Stickney Avenue, in the City of Toledo, Lucas County, Ohio. in the City of Toledo, Lucas County, Ohio; be and the same is hereby approved, subject to the conditions contained in Section 2 hereof which must be complied with, as to the property more fully described as follows:

SWAN PARK ADDN LOTS 61, 62, 116-120 ALL V AC ALLEYS ADJ & EXC PT IN RD

SECTION 2. That the approval of the granting of a Special Use Permit for a New Community Center for the property located at 2405 Stickney Avenue, in the City of Toledo, Lucas County, Ohio. in the City of Toledo, Lucas County, Ohio, be subject to compliance with the thirty-three (33) conditions as follows:

The following thirty-three (33) conditions listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions:

Bureau of Fire Prevention

1. It appears this building will undergo a change in level of activity. This will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4)

Bureau of Fire Prevention (cont'd)

2. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. (OBC 501.2 & OFC 505.1)
3. A fire safety inspection is required prior to occupancy. (OFC 105.3.3.2 & TMC 1309.09)

Division of Transportation

4. Accessible parking must be the closest parking spot to the accessible building entrance to provide the shortest path of travel per ADA (Americans with Disabilities Act).
5. Existing driveway, approach and curb cut shall be removed on Moore Street and new curb and grass provided to match adjacent areas.

Division of Engineering Services

6. All proposed sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
7. All proposed commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach.
8. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
9. The stormwater planning is adequate for the site plan, but a full stormwater review for comments requires an engineering submittal of multiple items, listed as items 1.a. - 1.g. on the SWP3 submittal coversheet provided to applicant's engineer. The cover sheet includes a web link to Toledo's 2014 Infrastructure Requirements document.
10. Following the stormwater review, additional items are needed to receive construction permission:
 - a. As listed on the SWP3 submittal cover sheet, items 2.a. - 2.c.
 - b. Sewer fee and subcontracting for construction by a Toledo Licensed Sewer Contractor.
 - c. Project team shall provide advance copy of sample stormwater permit to bidders and with the contract for construction. It states conditions for precon notifications, field inspections, and permit closure.
11. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

Division of Environmental Services

12. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
13. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.

14. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
15. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
16. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf
17. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Plan Commission

18. Bicycle parking spaces shall meet the standards of TMC§1107.0902. Pole/rack details shall be submitted to the Planning Director.
19. Pursuant to TMC§§ 1107.1202 & 1108.0202 the proposed parking area shall be shifted to ensure a fifteen-foot (15') setback and frontage greenbelt on both Moore Street and Stickney Avenue. Not acceptable as depicted. A revised site and landscape plan shall be submitted to the Plan Director depicting the required parking lot setback.
20. Pursuant to TMC§1108.0202 the frontage greenbelts along Moore Street and Stickney Avenue require at least one (1) tree for every thirty feet (30') of frontage. Not acceptable as depicted. A revised landscape plan shall be submitted to the Plan Director depicting a minimum of four (4) trees within the Moore Street greenbelt and two (2) trees within the Stickney Avenue greenbelt.
21. Pursuant to TMC§1108.0202 stormwater treatment facilities may occupy up to fifty percent (50%) of each frontage greenbelt. Not acceptable as depicted. A revised landscape plan shall be submitted to the Plan Director depicting the stormwater treatment facilities less than fifty percent (50%) of each frontage greenbelt.
22. Pursuant to TMC§1108.0204 two (2) canopy trees and six (6) shrubs are required within parking lots for every ten (10) parking spaces. Not acceptable as depicted. A revised landscaping plan shall be submitted to the Plan Director depicting a minimum of two (2) trees and six (6) shrubs within or immediately adjacent to the proposed parking lot.
23. Topsoil must be back filled to provide positive drainage of the landscape area.
24. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage.
25. The location, number, height, diameter and species of any materials to be planted and maintained shall be depicted on a detailed 'final' landscape plan, as well as the location and number of any existing trees to be retained. Trees, shrubs, and landscape materials shall meet the standards included in TMC§ 1108.0400 Landscape Materials Standards. Not acceptable as depicted. A revised landscape plan shall be submitted to the

Plan Director depicting the height, diameter, and species of any proposed or existing trees, shrubs, or plant material.

26. Proposed modifications to the existing structure may not increase its level of nonconformity with TMC§1109.0500, except as waived. Not acceptable as depicted. Revised elevations shall be submitted to the Plan Director depicting no portion of any façade which was not previously an accent material being replaced/filled with an accent material, except as waived.

27. Proposed color changes to the existing structure shall remain in compliance with the building color requirements of TMC§1109.0500.

28. Applicant shall obtain appropriate permits for any proposed signage, subject to TMC§1113 Signs.

29. Lights and light fixtures must be selected and arranged to direct and reflect the light away from any adjacent residential property and public ways and away from the sky above the light fixture per TMC§1107.1908.

30. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.

31. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.

32. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.

33. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

SECTION 3. Waiving Section 1109 of the Toledo Municipal Code for the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 1550 Miami Street, in the City of Toledo, Lucas County, Ohio.

Chapter 1109 Design Standards

Section 1109.0500 Building façade materials and color

Approve a waiver so that CMU, an accent material, may be used to infill a door and garage door on the north and northwest building elevations. This will match existing CMU which currently surrounds the doors. This waiver does not grant permission to fill in areas which were or are currently occupied by a window.

SECTION 4. That when the conditions contained herein above have been complied with, the Secretary of the Toledo City Plan Commission be and he is hereby directed to change the zoning maps to conform with the within Ordinance.

SECTION 5. That this Ordinance hereby is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety and property, and for the further reason that the Ordinance must be immediately effective in order to provide for the orderly regulation and use of the property

and to protect the land value in the area.

Vote on emergency clause: yeas _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____
Date

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council
_____.

Attest: _____
Clerk of Council



Legislation Text

File #: O-438-25, Version: 1

SUP 5765 Secor Rd
New Gas Station
Zoning & Planning

Granting an amendment to the Special Use Permit for a New Gas Station originally granted by Ord. 143-24, for the property located at 5765 Secor Road, in the City of Toledo, Lucas County, Ohio; subject to certain conditions; and declaring an emergency.

SUMMARY & BACKGROUND:

By application (SUP25-0024) filed with the City of Toledo Central Permit Center, a request for a Special Use Permit for a New Gas Station for the property located at 5765 Secor Road, in the City of Toledo, Lucas County, Ohio; was submitted to the Toledo City Plan Commission for its review and recommendation.

On August 14, 2025, the Toledo City Plan Commission recommended approval for the request for granting a Special Use Permit for a New Gas Station for the property located at 5765 Secor Road, in the City of Toledo, Lucas County, Ohio.

On September 17, 2025, the Toledo City Council Zoning and Planning Committee recommended approval for the request for granting a Special Use Permit for a New Gas Station for the property located at 5765 Secor Road, in the City of Toledo, Lucas County, Ohio.

NOW THEREFORE Be it ordained by the Council of the City of Toledo:

SECTION 1. That granting a Special Use Permit for a New Gas Station for the property located at 5765 Secor Road, in the City of Toledo, Lucas County, Ohio. in the City of Toledo, Lucas County, Ohio; be and the same is hereby approved, subject to the conditions contained in Section 2 hereof which must be complied with, as to the property more fully described as follows:

The property referred to herein below is situated in the County of Lucas, State of Ohio, and is described as follows:

Parcel 1:

The East one hundred and zero hundredths (100.00) feet of Lot number six (6) in Ketcham's Suburban Place, a Subdivision in the City of Toledo, Lucas County, Ohio in accordance with Volume 20 of Plats, page 20, Except part in Road.

Parcel 2:

The North three hundred thirty-five and six tenths (335.6) feet of Lot number seven (7) in Ketcham's Suburban Place, a Subdivision in the City of Toledo, Lucas County, Ohio in accordance with Volume 20 of Plats, page 20, Except part in Road.

Parcel 3:

The North one hundred thirty-three and six tenths (133 .6) feet of Lot number eight (8) in Ketcham's

Suburban Place, a Subdivision in the City of Toledo, Lucas County, Ohio in accordance with Volume 20 of Plats, page 20, excepting therefrom that part lying within the lines of Alexis and Secor Roads as widened.

Parcel 4:

The South one hundred twenty-six and fourth tenths (126.4) feet of the North two hundred sixty (260) feet of Lot number eight (8) in Ketcham's Suburban Place, a Subdivision in the City of Toledo, Lucas County, Ohio in accordance with Volume 20 of Plats, page 20, excepting therefrom the East ten (10) feet thereof dedicated for street purposes.

SECTION 2. That the approval of the granting of a Special Use Permit for a New Gas Station for the property located at 5765 Secor Road, in the City of Toledo, Lucas County, Ohio. in the City of Toledo, Lucas County, Ohio, be subject to compliance with the forty-four (44) conditions as follows:

The following forty-four (44) conditions listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions:

Division of Engineering Services

1. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
2. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications .
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
4. The City of Toledo public water system does not appear to be impacted by this project. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.
5. Toledo stormwater permitting authority is limited; other permissions are required: Being in or adjacent to a flood hazard zone, this area is subject to Toledo Municipal Code, Chapter 1110, which must be complied with in full. Application shall be made for a Floodplain Hazard Development Permit through City Building Inspection. An escrow agreement may be required if a Conditional Letter of Map Revision or Letter of Map Revision are required to be submitted to the Federal Emergency Management Agency per TMC§1110.
6. No objection to the footprint shown for an extended dry detention basin, however its size will need confirmed, and possibly enlarged to provide for the required water quality volume, flood control, and restricted discharge rate. The footprint and geometrics need to also address the design guidance (Chapter 2.7 of the Ohio Rainwater Manual) including but not limited to side slopes, flow length, sediment storage, and wet forebay or alternative pretreatment.
7. A full submittal for stormwater requires submittal of the regional SWP3 submittal coversheet as provided to applicant, and its items 1.a. - 1.g. Following the stormwater review, comment and revisions, additional items needed to receive a stormwater construction permit are listed on the SWP3 submittal cover sheet, items 2.a. - 2.c., as well as the sewer fee for plan review and field inspection.

8. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
9. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.
10. If there are any existing structures to be demolished at the site, the sanitary services to such structures will be killed by the City of Toledo at the developers cost.
11. Any previous kills that were not done at the right-of-way line shall be re-killed at the right-of-way to eliminate any active pipes on the property.

Division of Environmental Services

12. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
 - a. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities.
 - b. Construction BMPs shall be in place prior to the start of construction activities.
 - c. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours. (This comment is specific for sites above 2,500 square feet.)
13. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
14. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
15. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize amount of new and/or additional impervious surface on site.
16. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <<https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf <https://www.oipc.info/uploads/5/8/6/5/58652481/%20alternatives_to_ohio_invasive_plant_species.pdf>
17. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Fire Prevention Bureau

18. The proposed new building will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4)

19. New and existing buildings shall be provided with approved address identification that meets Building Code requirements. (OBC501.2)

20. Any addition of cooking equipment and suppression system for same will need plans submitted for review by the Building Dept, Health Dept and the FD. (OFC104.2, OFC901.2)

21. All permits for new UST systems for this fueling station to be submitted to the State of Ohio Fire Marshal's Office BUSTR (Bureau of Underground Storage Tank Registration) ORC 1301:7-9-10 Permits for UST systems.

22. A fire safety inspection is required prior to occupancy. (OFC105.3.3.2, TMC1309.09)

Division of Transportation

23. Accessible parking signage must be posted directly in front of the parking space at a height of no less than 60 inches and no more than 72 inches above pavement level per TMC§1107.1704.

24. A 25' drive aisle is required where two-way traffic is being utilized per TMC§1107.1911. (25' is required from vehicle stacking to parking spots and vehicle stacking to curb at the north.)

Plan Commission

25. The subject property consists of multiple parcels under single ownership. **The parcels shall be combined through the Lot Combination Application process with the Lucas County Auditor.**

26. Free air shall be provided and maintained during operating hours of the station per TMC§1104.0903(D). Two (2) air stations are illustrated on the site plan. These air stations shall be free of charge.

27. The hours of operation are not limited and the business may operate twenty-four (24) hours a day, seven (7) days a week.

28. Should charging stations for electric vehicles be provided, they shall meet the requirements of TMC§1105.1300.

29. Off-street parking shall be provided per TMC§1107.0300 for the proposed gas station and restaurant uses. A total of forty-two (42) parking spaces are required. The site plan depicts fifty (50) parking spaces. **Acceptable as depicted.**

30. Bicycle parking slots shall be provided per TMC§1107.0304 Schedule A for the proposed gas station and restaurant uses. Four (4) bicycle parking slots are required. The site plan depicts five (5) bicycle parking slots within the building setback and frontage greenbelt along Secor Road. **Not acceptable as depicted. The location of the proposed bicycle parking slots shall be relocated and a revised site plan submitted.**

31. Accessible off-street parking spaces shall be provided per TMC§1107.1700. A minimum of one (1) car accessible space and one (1) van accessible space is required for the site. The site plan depicts two (2) van accessible spaces. **Acceptable as depicted.**

32. Sidewalks shall be provided along all public streets in commercial districts per TMC§1107.1303. **Acceptable as depicted.**

33. Wheel stops shall be provided whenever a parking lot extends to a property line, sidewalk, planting strip, or building per TMC§1107.1907. Wheel stops are required for the thirty-eight (38) proposed marked parking spaces. **Not acceptable as depicted. Approved wheel stops or bollards shall be provided and depicted on a revised site plan for all parking spaces.**

34. Off-street parking facilities, including vehicular drives and maneuvering areas, in Commercial Districts are prohibited within fifteen (15) feet of street rights-of-way per TMC§1107.1907. **Not acceptable as depicted.** The site plan shall be revised so that no off-street parking facilities, including vehicular drives and maneuvering areas, are located within fifteen (15) feet of street rights-of-way

35. A detailed site lighting, fencing and landscape plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:

a. A fifteen-foot (15') frontage greenbelt along Alexis and Secor Roads is required per TMC§1108.0202. **Not acceptable as depicted. Evergreen shrubs, species and sizes of existing trees to be preserved, and a fifteen-foot (15') wide frontage greenbelt shall be provided and depicted on a revised landscaping plan.**

b. A Type "A" landscape buffer is required along a portion of the south property line where the abutting property is zoned RS6 per TMC§1108.0203. **Not acceptable as depicted. The required buffer shall be provided and depicted on a revised landscape plan.**

c. Dumpster screening is required per TMC§1108.0203(G). **Acceptable as depicted.**

d. Parking lot perimeter landscaping is required per TMC§1108.0204(B)(9) and must be installed along any parking lot area adjacent to a street, place, or driveway, or is visible from an immediately adjacent property. **Not acceptable as depicted. All shrubs shall be evergreen where adjacent to parking and maneuvering areas and the species and size of the trees to be preserved shall be noted on a revised landscape plan.**

e. Interior parking lot landscaping is required per TMC§1108.0204. Eight (8) canopy trees and twenty-three (23) shrubs are to be provided. Trees and shrubs in excess of this amount are provided. **Acceptable as depicted.**

f. Interior parking lot landscaping is required per TMC§1108.0204. Landscape terminal islands shall be provided at the end of each parking row. Two areas at either end of the parking spaces that face the front of the building are depicted with pavement markings and not landscape islands. **Not acceptable as depicted. Landscape islands shall be provided that are constructed with six (6) inch by eighteen (18) inch concrete curbing and illustrated on a revised landscape plan.**

g. Interior site landscaping is required per TMC§1108.0205. Seven (7) trees, landscaping at major building entrances, and foundation plantings are required. **Acceptable as depicted.**

h. Topsoil must be back filled to provide positive drainage of the landscape area.

i. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage.

j. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be preserved. **Not acceptable as depicted. The species and**

size of trees to be preserved shall be provided.

k. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition per TMC§1108.0406.

l. All landscape material must be properly maintained. No approved plant material shall be removed for any reason without being replaced with like kind, or without submitting a revised landscape plan to the Plan Director for review or approval.

m. The location, height and materials for any fencing to be installed and maintained.

n. All site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per TMC§1107.1908.

36. At least one (1) main entrance of the building shall face and open directly onto a 5-foot-wide connecting walkway to the street sidewalk per TMC1109.0204(A). **Acceptable as depicted.**

37. Transparent windows shall be provided on the north and east building elevations per TMC1109.0205(C.3). **Acceptable as depicted.**

38. All building elevations shall meet building material and color standards per TMC§1109.0500 since they are visible from a right-of-way. **Acceptable as depicted.**

39. All proposed signage shall meet the standards of TMC§1113 - Signs. **Wall signs are not acceptable as depicted. Wall signs are only permitted on building wall frontages facing Alexis and Secor Roads.**

40. Applicant shall obtain appropriate permits for any proposed signage.

41. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.

42. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.

43. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.

44. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

SECTION 3. That when the conditions contained herein above have been complied with, the Secretary of the Toledo City Plan Commission be and he is hereby directed to change the zoning maps to conform with the within Ordinance.

SECTION 4. That this Ordinance hereby is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety and property, and for the further reason that the

Ordinance must be immediately effective in order to provide for the orderly regulation and use of the property and to protect the land value in the area.

Vote on emergency clause: yeas _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council
_____.

Attest: _____
Clerk of Council



Legislation Text

File #: O-439-25, Version: 1

Planned Unit Development
3027 W. Alexis Road
Zoning & Planning Committee 9/17/25

Granting an amendment to the Planned Unit Development originally granted by Ord. 150-25, for a new library and storage building for a site located at 3027 W. Alexis Road, in the City of Toledo, Lucas County, Ohio; subject to certain conditions and three (3) waivers; and declaring an emergency.

SUMMARY & BACKGROUND:

By application (PUD25-0002) filed with the City of Toledo Central Permit Center, a request for an amendment of a Planned Unit Development for originally granted by Ord. 150-25, for a new library and storage building for a site located at 3027 W. Alexis Road, in the City of Toledo, Lucas County, Ohio, was submitted to the Toledo City Plan Commission for its review and recommendation.

On August 14, 2025, the Toledo City Plan Commission recommended approval for the request for an amendment to a Planned Unit Development originally granted by Ord. 150-25, for a new library and storage building for a site located at 3027 W. Alexis Road, in the City of Toledo, Lucas County, Ohio.

On September 17, 2025 Toledo City Council, Planning and Zoning Committee reviewed, and sent as approved an amendment of a Planned Unit Development originally granted by Ord. 150-25, for a new library and storage building for a site for a site located at 3027 W. Alexis Road, in the City of Toledo, Lucas County, Ohio, and all other things required by law to be done, have been done.

NOW, THEREFORE, Be it ordained by the Council of the City of Toledo:

SECTION 1. That an amendment of a Planned Unit Development originally granted by Ord. 150-25, for a new library and storage building for a site for a site located at 3027 W. Alexis Road, in the City of Toledo, Lucas County, Ohio, be and the same is hereby approved, subject to the conditions contained in Section 2 hereof which must be complied with, as to the property more fully described as follows:

Parcel A:

Being a parcel of land in the West one-third (1/3) of the East one-half (1/2) of the Northwest one-quarter (1/4) of Section eight (8), Town nine (9) South, Range seven (7) East, In the City of Toledo, Lucas County, Ohio lying between Tremainsville Road and Alexis Road, more fully described as follows:

Beginning at the Intersection of the West line of the East one-half (1/2) of the Northwest one-quarter (1/4) and the center line of Alexis Road; thence East along said center line of Alexis Road to the East line of said West one-third (1/3) of the East one-half (1/2) of the Northwest

one-quarter (1/4) of Section eight (8); thence South along said East line of the West one-third (1/3) of the East one-half (1/2) of the Northwest one-quarter (1/4) of Section eight (8) to Its intersection with the center line of Tremainsville Road, thence Northwesterly along the center line of said road to a point eighty and ninety-one hundredths (80.91) feet Southeasterly of the Intersection of said center line and the West line of the East one-half (1/2) of the Northwest one-quarter (1/4) of said section eight (8); thence Northeasterly at right angles to the center line of said road, a distance of one hundred seventy-five (175) feet; thence Northwesterly parallel to said center line of Tremainsville Road a distance of seventy and no hundredths (70.00) feet; thence Southwesterly at right angles to the last course, a distance of twenty-five and no hundredths (25.00) feet; thence Northwesterly parallel to the centerline of Tremainsville Road one hundred eighty-eight and twenty hundredths (188.20) feet to its Intersection with the West line of the East one-half (1/2) of the Northwest one-quarter (1/4); thence North along said West line to the place of beginning. Subject to legal highways.

Excepting therefrom the following described parcel:

Being a parcel of land in the West one-third (1/3) of the East one-half (1/2) of the Northwest one-quarter (1/4) of Section eight (8), Town nine (9) South, Range (7) East, City of Toledo, Lucas County, Ohio, on the North side of Tremainsville Road, more fully described as follows:

Beginning at an Iron pipe at the intersection of the East line of said West one-third (1/3) of the East one-half (1/2) of the Northwest one-quarter (1/4) of Section eight (8) and the Northeasterly line of Tremainsville Road, said pipe being thirty (30) feet Northeasterly of center line of said road; thence Northwesterly along said Northeasterly line of said road a distance of one hundred sixty-five and no tenths (165.0) feet; thence Northeasterly at right angles to the said Northeasterly line of said road a distance of one hundred thirty-nine and two hundredths (139.02) feet; thence South along said East line of said West one-third (1/3) of the East one-half (1/2) of the Northwest one-quarter (1/4) of Section eight (8), a distance of two hundred fifteen and seventy-six hundredths (215.76) feet to the place of beginning, and also excepting therefrom the Northerly one hundred seventy (170) feet of the Easterly one hundred seventy-five (175) feet thereof.

Parcel No. 23-3437

Parcel B:

The northerly 170 feet of the easterly 175 feet of the following described parcel:

Being a parcel of land in the west one-third (1/3) of the east one-half (1/2) of the northwest one-quarter (1/4) of Section eight (8), town nine (9) south, Range seven (7) east, City of Toledo, Lucas County, Ohio, lying between Tremainsville Road and Alexis Road, more fully described as follows: Beginning at the intersection of the west line of the east one-half (1/2) of the northwest one-quarter (1/4) and the centerline of Alexis Road, thence east along said center line of Alexis Road to the east line of said west one-third (1/3) of the east one-half (1/2) of the northwest one-quarter (1/4) of Section eight (8); thence south along said east line of the west one-third (1/3)

of the east one-half (1/2) of the northwest one-quarter (1/4) of Section eight (8), to its intersection with the center line of Tremainsville Road; thence northwesterly along the center line of said road, to a point eighty and ninety-one hundredths (80.91) feet southeasterly of the intersection of said center line and the west line of the east one-half (1/2) of the northwest quarter (1/4) of said Section eight (8); thence northeasterly

at right angles to the center line of said road, a distance of one hundred seventy-five (175) feet; thence northwesterly parallel to said center line of Tremainsville Road a distance of seventy (70) feet; thence southwesterly at right angles to the last course, a distance of twenty-five and no hundredths (25.00) feet; thence northwesterly parallel to the center line of Tremainsville Road, one hundred eighty-eight and twenty hundredths/ (138.20) feet to its intersection with the west line of the east one-half (1/2) of the northwest one-quarter (1/4); thence north along said west line to the place of beginning. Subject to legal highways.

Parcel No. 23-03439

Parcel C:

The Northeasterly twenty-five (25) feet of that part of the East one-half (1/2) of the Northwest one-quarter (1/4) of Section eight (8) Town nine (9) South, Range seven (7) East, City of Toledo, Lucas County, Ohio bounded and described as follows:

Beginning at a point on the center line of Tremainsville Road (so-called) that is ten and ninety-one hundredths (10.91) feet Southeast of its intersection with the West line of the said East one-half (1/2) of the Northwest one-quarter (1/4) of said Section eight (8); thence Southeast along the said center line of said Tremainsville Road seventy (70) feet; thence Northeast on a line drawn at right angles with the Tremainsville Road one hundred seventy-five (175) feet; thence Northwest on a line parallel with said center line of said Tremainsville Road seventy (70) feet; thence Southwest one hundred seventy-five (176) feet to the place of beginning, excepting therefrom the Southwesterly thirty (30) feet that is now used and occupied as Tremainsville Road. Subject to legal highways.

Parcel No. 23-03449

SECTION 2. That the approval of an amendment of a Planned Unit Development originally granted by Ord. 150-25, for a new library and storage building for a site for a site located at 3027 W. Alexis Road, in the City of Toledo, Lucas County, Ohio shall be subject to compliance with the thirty-seven (37) conditions as follows:

The following thirty-seven (37) conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Division of Engineering Services

1. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
2. All **proposed** commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. No horizontal curb cutting will be permitted to create a curb drop/opening. Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.

4. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.
5. The stormwater basin footprint and size will need confirmed, and possibly enlarged to provide for the required water quality volume, flood control, and restricted discharge rate. The footprint and geometrics need to also address the design guidance (Chapter 2.7 of the Ohio Rainwater Manual) including but not limited to side slopes, flow length, sediment storage, and wet forebay or alternative pretreatment.
6. A full submittal for stormwater requires submittal of the regional SWP3 submittal coversheet as provided to applicant, and its items I .a. - I .g. Following the stormwater review, comment and revisions, additional items needed to receive a stormwater construction permit are listed on the SWP3 submittal cover sheet, items 2.a. - 2.c., as well as the sewer fee for plan review and field inspection.
7. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
8. A single sanitary sewer tap from this site shall be allowed into the public sanitary system. Developer shall use existing sanitary tap, when available.
9. If there are any existing structures to be demolished at the site, the sanitary services to such structures will be killed by the City of Toledo at the developers cost.
10. Any previous kills that were not done at the right-of-way line shall be re-killed at the right-of-way to eliminate any active pipes on the property.

Division of Environmental Services

11. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
 - a. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities.
 - b. Construction BMPs shall be in place prior to the start of construction activities.
 - c. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours. (This comment is specific for sites above 2,500 square feet.)
12. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
13. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
14. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize amount of new and/or additional impervious surface on site.
15. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and

perennials. Information is at <<https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf <https://www.oipc.info/uploads/5/8/6/5/58652481/%20alternatives_to_ohio_invasive_plant_species.pdf>

16. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Division of Traffic Management

17. Accessible parking signage must be posted directly in front of the parking space at a height of no less than 60 inches and no more than 72 inches above pavement level per TMC§1107.1704.

18. Wheel stops are required at all property lines, sidewalk, planting strips and buildings per TMC§1107.1907.

19. Provide sidewalk connection from building sidewalk to existing sidewalk along Tremainsville Road per TMC§1107.1300.

20. "Do Not Enter" signage is required to prevent wrong way traffic flow.

21. Provide ground painted arrows to indicate one-way traffic to prevent wrong-way traffic flow.

Plan Commission

22. The applicant shall submit revised plans that include the library portion of the PUD that complies with the original PUD approval in Ord. 150-25 as a condition of approval.

23. Off-street parking shall be provided per TMC§1107.0304 Schedule A for the proposed PUD. A total of ninety-eight (98) parking spaces are currently required for the library and a total of sixty (65) are currently required for the operations center. The site plan depicts 127 parking spaces and thirty (30) parking spaces respectively. TMC§1103.1010(E) allows for the number of off-street parking and loading spaces to be decreased or increased during the PUD review process. **Acceptable as depicted.**

24. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. A minimum of four (4) auto-accessible parking spaces and one (1) van-accessible parking space are required for the library and one (1) car accessible space and one (1) van-accessible space are required for the operations center. The site plan depicts four (4) auto-accessible and four (4) van accessible parking spaces for the library and one (1) auto-accessible and one (1) van-accessible parking spaces for the operations center. **Acceptable as depicted.**

25. Per TMC§1107.0304, the Off-Street Parking Schedule requires one bicycle parking slot per ten (10) parking spots, requiring a total of thirteen (13) spaces for the library and three (3) for the operations center. The landscape plan depicts sixteen (16) bicycle slots for the library and six (6) bicycle slots north of the operations center and six (6) bicycle slots south of the operations center. **Acceptable as depicted.**

26. Per TMC§1103.1010(D) PUD developments are required to provide sidewalks, built to city specifications along both sides of all streets, public or private. An extensive network of sidewalks is depicted on the site plan. **Acceptable as depicted.**

27. Per TMC§1103.1008(B) commercial PUD developments shall maintain a minimum open space depth of thirty feet (30') on all perimeter property lines and a minimum open space depth of sixty feet (60') when abutting a Residential District. This open space area must be void of buildings, structures, parking areas and other above ground improvements. The submitted site plans and elevations show that the operations center will be located within the required sixty-foot (60') open space along the east side of the site. **Not acceptable as depicted. The applicant shall obtain a waiver for the required open space depth where it does not comply or revise the site plan to comply with this requirement.**

28. Usable, accessible and consolidated common open space areas in the amount of no less than ten percent (10%) of the gross site acreages is required to be allocated in PUD's per TMC§1103.1008(C). More than ten percent (10%) open space is depicted on the site plan. **Acceptable as depicted.**

29. Commercial PUD developments must include some noncommercial amenities within required common open space areas, such as open or closed plazas or mall areas, benches, tables, statuary, fountains, kiosks, pergolas and areas for public enjoyment. **Acceptable as depicted.**

30. A detailed site, lighting, fencing, and landscape plan (separate from building and site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:

a. Per TMC§1108.0202, a minimum thirty-foot-wide frontage greenbelt along public rights-of-way is required that contains at least one (1) tree for every thirty-feet (30') of frontage. Nineteen (19) trees are required along Tremainsville Road and the tree planting plan depicts fifteen (15). Additionally, the frontage greenbelt shall include a solid evergreen hedge, which is not provided. **Not acceptable as depicted. An additional four (4) trees and a solid evergreen hedge shall be provided.**

b. Per TMC§1108.0203, a Type A Buffer is required along a portion of the east property line and a Type B Buffer is required along the other portion of the east property line. These two (2) buffers require a total nineteen (19) canopy trees and seventy-one (71) shrubs along the eastern property line. The tree planting plan depicts fifteen (15) canopy trees and eight (8) understory trees for an equivalent of twenty (20) canopy trees. The shrub planting plan also depicts twenty-five (25) shrubs. **Not acceptable as depicted. An additional forty-six (46) shrubs shall be provided.**

c. Per TMC§1108.0204, two (2) canopy trees and six (6) shrubs are required to be installed in interior landscape areas in a parking lot for each ten (10) parking spaces. A total of six (6) trees and eighteen (18) shrubs are required in the interior of the parking lot based on the proposed thirty (30) parking spaces. There is no landscaping provided for the parking lot. **Not acceptable as depicted. The required six (6) trees and eighteen (18) shrubs shall be provided.**

d. Perimeter landscaping must be installed along the parking lot area adjacent to a street, place or driveway, or which is visible from an adjacent property. The frontage greenbelt counts toward perimeter landscaping requirements along Tremainsville Road. The proposed trees in the Type B Buffer along the east property line count towards the perimeter landscaping requirements; however, a solid evergreen hedge is required along the parking area to shield headlights from adjacent properties. **Not acceptable as submitted. A continuous shrub hedge shall be provided along the east side of the parking lot.**

e. Per TMC§1108.0205(B), one 2-inch caliper tree for every 1,000 square feet of building coverage, foundation plantings along all portions of the building that are visible from the public rights-of-way, and

landscaping at all major building entrances are required. There are in excess of the required seventy-six (76) trees provided in the interior of the site; however, foundation plantings and landscaping at the major building entrances are not provided. **Not acceptable as depicted. A mix of trees, shrubs and groundcover shall be provided as foundation plantings along the west and northwest sides of the building and landscaping provided at the main entrance.**

f. Per TMC§1103.1007(H), all telephone, electrical, cable, and other utility appurtenances shall be buried and dumpsters shall be sufficiently screened.

g. Per TMC§1103.1209(A.3), grade level mechanical equipment shall be screened from adjoining residential parcels and from the right of way(s).

h. Per TMC§1108.0204(B.6), landscaped areas may not contain bare soil, aggregated stone, or decorative rock. Any ground area must be covered with hardwood mulch, grass, or other vegetative ground coverage. The proposed rock mulch is not permitted.

i. Topsoil must be back filled to provide positive drainage of the landscape area.

j. The location, number, height, diameter, and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained.

k. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition per TMC§1108.0406.

l. All landscape material must be properly maintained. No approved plant material shall be removed for any reason without being replaced with like kind, or without submitting a revised landscape plan to the Plan Director for review or approval.

m. All site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per TMC§1107.1908.

n. The location, height and materials for any fencing to be installed and maintained.

o. Dumpster locations shall be clearly marked on the site plan and located and screened per TMC§1108.0203(G).

p. The location, lighting, and size of any signs.

31. Connecting walkways and pedestrian connections are required per TMC§1109.0204(A). At least one (1) main entrance shall face and open directly onto a five-foot (5') wide connecting walkway to the street sidewalk. **Not acceptable as depicted.** A five-foot (5') wide connecting walkway shall be provided from the main entrance at the rear of the building to the existing sidewalk on Tremainsville Road. The walkways shall be distinguished from driving surfaces where it crosses parking aisles or driveways.

32. Building elevations must meet TMC§1109 - Design Standards. **Not acceptable as submitted. Revised elevations that meet these standards shall be submitted for review and approval by the Plan Director.**

33. All proposed signage shall meet the standards of TMC§1113 - Signs.

34. Applicant shall obtain appropriate permits for any proposed signage.
35. Minor adjustments to the site plan that do not violate the above conditions or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
36. Per TMC§1111.0814, if a building permit is not issued within two (2) years of this approval then the Planned Unit Development approval shall become null and void.
37. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

SECTION 3. Waiving Sections 1103.1008(B), 1107.1300 and 1109.0200 of the Toledo Municipal Code for the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 3027 W. Alexis Road, in the City of Toledo, Lucas County, Ohio.

Chapter 1103 - Overlay Zoning Districts

Section 1103.1008(B) Commercial Planned Unit Development Overlay District

Plan Commission recommends that the Toledo City Council approve a waiver from the required sixty-foot (60') open space area void of buildings, structures, parking areas, or other above ground improvements on all perimeter property lines for the proposed operations center. The operations center has been located as far south as possible to allow for a more expansive green space and a tree-lined connection between Tremainsville Road and the library is proposed. In addition, the proposed six-foot (6') tall privacy fence will be continued along the east property line with a required landscape buffer where it abuts a Residential District.

Chapter 1107 - Parking, Loading and Access and Chapter 1109 - Design Standards

Section 1107.1300 Sidewalks and Section 1109.0204(A) Connecting Walkways

Plan Commission recommends that the Toledo City Council disapprove a waiver from the requirement to provide a connecting walkway from the existing street sidewalk along Tremainsville Road to the main entrance for employees on the south side of the proposed building. Plan Commission recommends that a sidewalk segment from the street sidewalk to the proposed parking lot be installed and a pedestrian "walk-way" be designated through the parking lot via pavement striping. This will ensure safe travel for employees traveling to and from work on foot or bicycle.

Chapter 1109 - Design Standards

Section 1109.0200 Commercial, mixed use and institutional design standards

Plan Commission recommends that the Toledo City Council **disapprove** a waiver from the design requirements of Chapter 1109 and recommend that revised elevations that meet these standards be submitted. All development within the City is required to meet the design standards in Chapter 1109. Waiving this section without specific reasoning or hardship, would set a serious precedent.

SECTION 4. That when the conditions contained herein above have been complied with, the Secretary of the Toledo City Plan Commission be and he is hereby directed to change the zoning maps to conform with the within Ordinance.

SECTION 5. That this Ordinance hereby is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that same is necessary for

the immediate preservation of the public peace, health, safety and property, and for the further reason that the Ordinance must be immediately effective in order to provide for the orderly regulation and use of the property and to protect

Vote on emergency clause: yeas _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council
_____.

Attest: _____
Clerk of Council



Legislation Text

File #: O-440-25, Version: 1

TMC Amendments re: Part 11 - Planning and Zoning Code
Plan Commission
L.Cottrell (x2342)

Amending Toledo Municipal Code Part Eleven - Planning and Zoning Code by enacting §1105.0207 Accessory Dwelling Units; and declaring an emergency.

SUMMARY & BACKGROUND:

This ordinance enacts a new section of the Toledo Municipal Code (“TMC”) to allow Accessory Dwelling Units (“ADUs”) as a permitted use in Zoning Districts that allow single family residential uses. The enactment is intended to address issues of missing middle housing and affordability. ADUs shall be subject to the regulations of the underlying zoning district and must meet all provisions of the Building Code. The proposed text amendment is consistent with the stated purpose of the Forward Toledo Comprehensive Plan and the Zoning Code.

NOW, THEREFORE, be it ordained by the Council of the City of Toledo:

SECTION 1. That a new Toledo Municipal Code §1105.0207 is enacted to state as follows:

§1105.0207 Accessory Dwelling Units.

All accessory dwelling units must be located, developed, and operated in compliance with the following regulations:

- A. **General.** Where permitted, an accessory dwelling unit may be established within the existing single-family building or as a detached structure on the same lot as a single-family dwelling. No more than one (1) accessory dwelling unit is permitted per lot.
- B. **Occupancy by Owner.** The owner of each lot on which an accessory dwelling unit is established must maintain residence in the principal single-family dwelling unit for so long as the accessory dwelling unit exists.
- C. **Entrance.** Each accessory dwelling unit must provide a separate exterior entrance independent of the entrance to the single-family dwelling to which it is subordinate and incidental.
- D. **Lot Size.** Any lot on which an accessory dwelling unit is established must meet the minimum lot size requirements for single-family dwellings under the applicable zoning district.
- E. **Lot Coverage.** The footprint of the accessory dwelling unit shall not occupy more than 60% of the footprint of the primary single-family dwelling. Accessory dwelling unit shall count towards rear yard coverage requirement per Sec.1105.0204(A).
- F. **Exception.** The alteration of a legally existing accessory structure shall not be subject to Sec. 1105.0206(D), provided the structure does not expand the existing footprint or exceed the rear yard coverage requirement per Sec. 1105.0204(A).
- G. **Setbacks.**

1. An accessory dwelling unit within the building envelope of a legally existing single-family dwelling is not subject to setback restrictions, provided that the establishment of the accessory dwelling unit does not expand the existing structure's footprint.
2. Detached accessory dwelling units are subject to Sec. 1105.0201.
3. An accessory dwelling unit established as an addition to a legally existing single-family dwelling must comply with the setback requirements for single-family dwellings in the applicable zoning district.
4. The alteration of a legally existing accessory structure to establish an accessory dwelling unit is not subject to setback restriction, provided that the establishment of the accessory dwelling unit does not expand the existing structure's footprint.

H. Height.

1. Detached accessory dwelling units shall be subject to Sec. 1105.0202 or shall not exceed the height of the existing principal structure.
2. An accessory dwelling unit addition to a principal single-family dwelling must comply with all requirements per Sec. 1105.0202.

I. Utility. Detached accessory dwelling units must be of permanent construction and contain permanent utility hookups.

J. Parking. Accessory dwelling units are exempt from off-street parking requirements outlined in Sec. 1107.0300.

K. Compliance. All accessory dwelling units shall comply with all required Building Code regulations.

L. Prohibition. Mobile homes, recreational vehicles, travel trailers, or other wheeled and transportable structures may not be used as accessory dwelling units.

SECTION 2. That this Ordinance hereby is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that the same is necessary for the immediate preservation of the public peace, health, safety and property, and that this Ordinance must be immediately effective in order to provide accurate and complete standards for use by property owners.

Vote on emergency clause: yeas _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council

_____.

Attest: _____
Clerk of Council



Legislation Text

File #: O-441-25, Version: 1

TMC Amendments re: Part 11 - Planning and Zoning Code
Plan Commission
L.Cottrell (x2342)

Amending Toledo Municipal Code Part Eleven - Planning and Zoning Code by repealing Section 1114.0402 Use of Nonconforming Lots, and enacting an amended version of Section 1114.0402; and declaring an emergency.

SUMMARY & BACKGROUND:

This ordinance updates and enacts a new section of the Toledo Municipal Code (“TMC”) to correct an inconsistency in the existing code. The change will eliminate the restriction of residential nonconforming lots to be used exclusively for detached houses and accessory uses and instead permit residential nonconforming lots for those uses allowed within the underlying zoning district pursuant to TMC Section 1104. The proposed text amendment is consistent with the Forward Toledo Comprehensive Land Use Plan and stated purpose of the Zoning Code.

NOW, THEREFORE, be it ordained by the Council of the City of Toledo:

SECTION 1. That Toledo Municipal Code, Part Eleven, §1114.0402 which states as follows:

§1114.0402 Use of Nonconforming Lots

A. In residential zoning districts, single nonconforming lots may be used for detached houses and related accessory structures, subject to all other applicable standards of the underlying zoning district.

B. In nonresidential zoning districts, single nonconforming lots may be used for uses allowed within the underlying zoning district, subject to all other applicable standards of the underlying zoning district. If the underlying zoning district allows a variety of uses or a variety of intensities of uses and one or more uses or intensities would comply with applicable lot area, lot width or other dimensional standards, while others would not, then only the uses or intensities that comply with applicable standards are permitted.

Is repealed.

SECTION 2. That the Toledo Municipal Code §1114.0402 is enacted to state as follows:

§1114.0402 Use of Nonconforming Lots

A. In residential zoning districts, single nonconforming lots may be used for residential uses allowed within the underlying zoning district and related accessory structures, subject to all other applicable standards of the underlying zoning district.

B. In nonresidential zoning districts, single nonconforming lots may be used for uses allowed within the underlying zoning district, subject to all other applicable standards of the underlying zoning district. If the underlying zoning district allows a variety of uses or a variety of intensities of uses and one or more uses or intensities would comply with applicable lot area, lot width or other dimensional standards, while others would not, then only the uses or intensities that comply with applicable standards are permitted.

SECTION 3. That this Ordinance hereby is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that the same is necessary for the immediate preservation of the public peace, health, safety and property, and that this Ordinance must be immediately effective in order to provide accurate and complete standards for use by property owners.

Vote on emergency clause: yeas _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council
_____.

Attest: _____
Clerk of Council

Exhibit A
Redlines demonstrating modifications to §1114.0402

§1114.0402 Use of Nonconforming Lots

A. In residential zoning districts, single nonconforming lots may be used for residential uses allowed within the underlying zoning district and related accessory structures, subject to all other applicable standards of the underlying zoning district.

B. In nonresidential zoning districts, single nonconforming lots may be used for uses allowed within the underlying zoning district, subject to all other applicable standards of the underlying zoning district. If the underlying zoning district allows a variety of uses or a variety of intensities of uses and one or more uses or intensities would comply with applicable lot area, lot width or other dimensional standards, while others would not, then only the uses or intensities that comply with applicable standards are permitted.



Legislation Text

File #: O-442-25, Version: 1

DPU092325ARLINGTONSEWERREPAIR
Utilities Administration
Doug Stephens (x1845)

Authorizing the Mayor to apply for and enter into a loan agreement with the Ohio Water Development Authority in an amount not to exceed \$16,000,000 for the Arlington Ave. Sewer Repair Project; authorizing the acceptance and deposit of loan proceeds not to exceed \$16,000,000 in the Sanitary Sewer Replacement Fund; authorizing the appropriation and expenditure of said proceeds for the repair; authorizing the appropriation of \$60,000 from the Sanitary Sewer Replacement Fund for the payment of loan administration fees and miscellaneous project costs; authorizing a dedicated source for repayment of said loan and capitalized interest; authorizing the Mayor to enter into contracts for said project in an amount not to exceed \$16,000,000; authorizing the Mayor to wave the formal competitive bidding provisions of TMC Chapter 187 for said project; and declaring an emergency.

SUMMARY & BACKGROUND:

The collapsed 48-inch sewer main on Arlington Avenue must be replaced rather than repaired. Crews have been preparing to repair the pipe since July, but after further evaluation it has been determined that the condition of the pipe is beyond repair.

This ordinance authorizes the loan from the Ohio Water Development Authority to fund the Arlington Ave. Repair Project.

NOW THEREFORE Be it ordained by the Council of the City of Toledo:

SECTION 1. That the Mayor is authorized to apply for and enter into a loan agreement with the Ohio Water Development Authority in an amount not to exceed \$16,000,000 for the Arlington Ave. Sewer Repair Project upon terms and conditions approved by the Directors of Law and Public Utilities.

SECTION 2. That the Mayor is authorized to accept and deposit loan proceeds into the Sanitary Sewer Replacement Fund Account Code 673L-35000-4UL2925STDSTD in an amount not to exceed \$16,000,000 into for the Arlington Ave. Sewer Repair Project.

SECTION 3. That an amount not to exceed \$16,000,000 is appropriated from the unappropriated loan proceeds in the Sanitary Sewer Replacement Fund into Account Code 673L-35000-4UL2925STDSTD and the expenditure of same is authorized for the Arlington Ave. Sewer Repair Project.

SECTION 4. That an amount not to exceed \$60,000 is appropriated from the unappropriated balance of the Sanitary Sewer Replacement Fund into Account Code 6073-35000-4UC2925STDSTD for the Arlington Ave. Sewer Repair Project for loan application fees and miscellaneous project costs and the expenditure of

same is authorized.

SECTION 5. That the dedicated source of repayment for said loan and capitalized interest shall be the unappropriated balance of the Sanitary Sewer Replacement Fund provided, however, that any loans for this project shall be subordinate to all of the City's sanitary sewer revenue bonds.

SECTION 6. That the Mayor is authorized to enter into contracts or amended contracts for the Arlington Ave. Sewer Repair Project and the contracts shall contain such terms and conditions subject to approval by the Directors of Law and Public Utilities.

SECTION 7. That this Council finds and determines it is in the best interest of the city to waive formal bidding procedures of TMC 187 and to enter into contracts in an amount not to exceed \$16,000,000 for said project including such items as labor and materials necessary to undertake said project for the reason that the current vendor was competitively awarded the original repair contract but the scope has increased. .

SECTION 8. That the Finance Director is authorized to issue their warrant or warrants against the above listed Account Codes in amounts not to exceed those authorized above in payment of the above authorized obligations upon presentation of proper voucher or vouchers.

SECTION 9. That any remaining budget at project closeout is authorized for disappropriation.

SECTION 10. That this Ordinance is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that this ordinance is necessary for the immediate preservation of the public peace, health, safety and property, and for the further reason that this ordinance must be immediately effective in order to pay the contractors for their emergency work and to complete replacement of the sewer main.

Vote on emergency clause: yeas _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council
_____.

Attest: _____
Clerk of Council

