



City of Toledo

One Government Center
Toledo, OH 43604

Agenda Review City Council

Tuesday, January 21, 2020

2:00 PM

Council Chambers

Agenda Review for the January 28, 2020 Meeting of Toledo City Council

COUNCIL PRESIDENT CHERRY PRESENTS:

[TMP-4830](#)

Recognize Mercy Health System for hosting active shooter preparedness training at Waite High School November 5, 2019.

SECOND READING ITEM:

[O-002-20](#)

Amending the Toledo Municipal Code by enacting a new Chapter 1312, Registration of Persons, Firms or Corporations in the General Contracting and Interiors Industry.

Body: SUMMARY & BACKGROUND:

Toledo City Council desires to ensure that contractors who are engaged in construction for the general contracting and interiors industry hire only trained and qualified employees. This ordinance will amend the Toledo Municipal Code by enacting a new Ch. 1312, Registration of Persons, Firms or Corporations in the General Contracting and Interiors Industry.

Attachments: [Audio: Regional Growth, Development & Small Business Enter](#)

Legislative History

1/14/20 City Council First Reading

APPOINTMENT FROM THE PRESIDENT OF COUNCIL:

[TMP-4831](#)

Appointment - Board of Zoning Appeals (BZA)

Attachments: [BZA](#)

DEPARTMENT OF FIRE & RESCUE OPERATIONS:

1. [TMP-4828](#) **Authorizing the mayor to execute an agreement establishing the Lucas County 911 Regional Council of Government to organize and operate a Public Safety Answering Point; and declaring an emergency.**

Body: SUMMARY & BACKGROUND:

This Ordinance authorizes the mayor to execute an agreement to create the Lucas County 911 Regional Council of Government in accordance with Section 167.03(A)(5) of the Ohio Revised Code and to organize and operate a Public Safety Answering Point in accordance with Chapter 128 of the Ohio Revised Code. The Lucas County 911 Planning Committee amended its emergency plan December 10, 2019 to merge and consolidate operations under a regional council of government. Once formed and organized, all political subdivisions within Lucas County will participate in the merged 911 operation.

Attachments: [Executive Summary](#)

2. [TMP-4801](#) **Authorizing the mayor to accept an Ohio Statewide Search and Rescue (Water) Capability (Am. Sub. HB 166, 133th GA) grant from Ohio Emergency Management Agency in an amount not to exceed \$6,000 for the City of Toledo, Department of Fire & Rescue Operations; authorizing the deposit, appropriation and expenditure of funds into the Operation Grants Fund; and declaring an emergency.**

Body: SUMMARY & BACKGROUND:

Ohio Emergency Management Agency has awarded the Toledo Fire and Rescue department a Statewide Search and Rescue (Water) Capability grant not to exceed Six Thousand dollars (\$6,000). The purpose of this grant is to support search & rescue throughout the state by administering and maintaining the Ohio Fire Chiefs' Emergency Response Plan/System which is one of the key dispatching capabilities for search and rescue teams in Ohio.

These funds are to be utilized to continue to build and sustain the

collapse search and rescue capability, including cost associated with team administration, equipment, expendable material and supply purchases, vehicles, equipment maintenance, exercising and training.

The fiscal impact of this ordinance is as follows:

- The amount of funds requested: \$0
- The expenditure budget line item: N/A
- New revenue generated (operational revenue, grants, if any): \$6,000
- Revenue budget line item (if any): N/A
- Are funds budgeted in the current fiscal year (yes/no)? N/A
- Is this a capital project (yes/no)? No
- If yes, is it new or existing (new/existing)? N/A
- What section of the City's Strategic Plan does this support:
 - o Excellence in Basic Services (yes/no): yes
 - o Quality Community Investment (Livable City, Development) (yes/no): yes
 - o Workplace Culture & Customer Service (yes/no): yes
 - o Environment (yes/no): Yes

DEPARTMENT OF PUBLIC UTILITIES:

3. [TMP-4819](#) **Amending the Toledo Municipal Code by repealing Chapter 933.10(a) and replacing it with a new Chapter 933.10(a) and enacting a new Chapter 933.10(c), Customer Assistance Program; and declaring an emergency.**

Body: SUMMARY & BACKGROUND:

This ordinance modifies an old Customer Assistance Program by adjusting terms for small loans and adds grants. Specifically, existing Chapter 933.10(a) provides loans to property owners who qualified under the Home Energy Assistance Program (HEAP) for leaks in lateral iron pipes. The new modifications replace former subsection (a) by relaxing the HEAP requirement and identifying lead lateral service lines. Subsection (b) will remain unchanged. The ordinance additionally seeks to add a grant section via subsection (c) for customer assistance in paying water bills to avoid termination of service, subject to appropriate funding allocations.

The fiscal impact of this ordinance is as follows:

- The amount of funds requested: none
- The expenditure budget line item: n/a
- New revenue generated (operational revenue, grants, if any): n/a
- Revenue budget line item (if any): n/a
- Are funds budgeted in the current fiscal year (yes/no)?: n/a
- Is this a capital project (yes/no)?: no
- If yes, is it new or existing (new/existing)?: n/a
- What section of the City's Strategic Plan does this support:
 - o Excellence in Basic Services (yes/no) no
 - o Quality Community Investment (Livable City, Development) (yes/no) no
 - o Workplace Culture & Customer Service (yes/no) yes
 - o Environment (yes/no) yes

4. [TMP-4820](#)

Authorizing the appropriation of \$225,000 from the unappropriated balance of the Water Replacement Fund and operating transfer of same into the Water Operating Fund; authorizing the appropriation of \$250,000 from the unappropriated balance of the Sewer Replacement Fund and operating transfer of same into the Sewer Operating Fund; authorizing the appropriation of \$25,000 from the unappropriated balance of the Storm Water Replacement Fund and operating transfer of same into the Storm Water Operating Fund; authorizing an expenditure of an amount not to exceed \$225,000 from the Water Operating Fund; authorizing the appropriation and expenditure of an amount not to exceed \$250,000 from the Sewer Operating Fund; authorizing the appropriation and expenditure of an amount not to exceed \$25,000 from the Storm Water Operating Fund to fund the customer assistance grant program; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

This ordinance funds a customer assistance grant program to aid low-income water, sewer and storm water customers who need funding assistance to maintain necessary utility services. The Department of Public Utilities will utilize its service turnoff, collection agency and lien authority to minimize losses under this program; and future appropriations will be allocated to DPU operational budgets; and

The fiscal impact of this ordinance is as follows:

- The amount of funds requested: \$500,000
- The expenditure budget line item:
 - 6060/31000/558510/400050STDSTD,
 - 6070/31000/558510/4000510STDSTD,
 - 607A/31000/558510/4000552STDSTD
- New revenue generated (operational revenue, grants, if any): none
- Revenue budget line item (if any): n/a
- Are funds budgeted in the current fiscal year (yes/no)?: yes
- Is this a capital project (yes/no)? no
- If yes, is it new or existing (new/existing)? n/a
- What section of the City's Strategic Plan does this support:
 - o Excellence in Basic Services (yes/no) yes
 - o Quality Community Investment (Livable City, Development) (yes/no) yes
 - o Workplace Culture & Customer Service (yes/no) yes
 - o Environment (yes/no) yes

5. [TMP-4821](#)

Authorizing the appropriation of \$50,000 from the unappropriated balance of the Water Replacement Fund and operating transfer of same into the Water Operating Fund; authorizing the appropriation of an amount not to exceed \$50,000 from the Water Operating Fund; authorizing the expenditure in an amount not to exceed \$300,000 from the Water Operating fund to fund the

privately owned lead service line Lead Service Replacement Loan program; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

This ordinance funds a customer assistance loan program to aid residential water customers in need of financial assistance to maintain necessary utility services. The loan program will provide a one-time zero percent loan to residential water customers, not to exceed \$2,000, for the sole purpose of replacing the privately owned lead service line and future appropriations will be included in future DPU operational budgets; and

The fiscal impact of this ordinance is as follows:

- The amount of funds requested: \$50,000
- The expenditure budget line item:
6060/31000/558510/4000506STDSTD
- New revenue generated (operational revenue, grants, if any): none
- Revenue budget line item (if any): n/a
- Are funds budgeted in the current fiscal year (yes/no)?: yes
- Is this a capital project (yes/no)? no
- If yes, is it new or existing (new/existing)? n/a
- What section of the City's Strategic Plan does this support:
 - o Excellence in Basic Services (yes/no) yes
 - o Quality Community Investment (Livable City, Development) (yes/no) yes
 - o Workplace Culture & Customer Service (yes/no) yes
 - o Environment (yes/no) yes

6. [TMP-4813](#)

Repealing Toledo Municipal Code Section 929.03; enacting a new Toledo Municipal Code Section 292.03 to establish new monthly billing for the sewer rates.

Body: SUMMARY & BACKGROUND:

Ordinance 337-14 established sewer rates for a period of four years 2015 to 2020 with the last increase effective on January 1, 2020. This

ordinance establishes competitive rates for sanitary sewer services for the years 2015 through 2020 that will allow for the much needed improvements in order to comply with the Consent Decree that was approved by the Voters. On November 6, 2018, the citizens of Toledo paved the way for historic regional cooperation through passage of a Charter Amendment allowing the creation of the Toledo Regional Water Commission, charged with continuing to provide a safe and dependable water supply at the lowest cost for all customers. Ordinance 538-19 allowed the City of Toledo to establish an improved rate design that supports continued infrastructure investment, adds water affordability measures and ties customer costs directly to water use. This ordinance will provide sufficient funds to finish the Consent Decree construction and to pay the debt service on the construction that was financed and coincide with a similar rate structure for sanitary sewer services that now exist for water service.

The fiscal impact of this ordinance is as follows:

- The amount of funds requested: none
- The expenditure budget line item: n/a
- New revenue generated (operational revenue, grants, if any): n/a
- Revenue budget line item (if any): n/a
- Are funds budgeted in the current fiscal year (yes/no)?: n/a
- Is this a capital project (yes/no)?: no
- If yes, is it new or existing (new/existing)?: n/a
- What section of the City's Strategic Plan does this support:
 - o Excellence in Basic Services (yes/no) no
 - o Quality Community Investment (Livable City, Development) (yes/no) no
 - o Workplace Culture & Customer Service (yes/no) yes
 - o Environment (yes/no) yes

7. [TMP-4814](#)

Authorizing the appropriation and expenditure of \$1,225,000 from the Capital Improvement Fund for the repair, reconstruction and professional design services

of Levis Square Park (Phase 2); authorizing the mayor to accept bids and award contracts necessary to complete said project(s); and declaring an emergency.

Body: SUMMARY & BACKGROUND:

Levis Square Park was originally constructed in the early 1970's and various elements of the park are in a state of disrepair. This ordinance authorizes expending \$1,225,000 from the Engineering Services Capital Improvement Fund for the repair and/or reconstruction of Levis Square Park (Phase 2) including walks, planting beds, stairs, drainage structures and conduits, utility connections and other landscape and park elements that are past their useful design life and for professional design services as necessary for subsequent phases.

The proposed 2020 Capital Improvement Program (CIP) budget includes \$1,000,000 for this project. Bids received exceed this proposed budget amount by approximately \$225,000. In order complete phase 2 for Levis Square Park by May, this ordinance requests the appropriation of \$1,225,000 for this project. The proposed CIP budget will be amended to reflect this change.

The fiscal impact of this ordinance is as follows:

- The amount of funds requested: \$1,225,000
- The expenditure budget line item: 5040-35000-8CP2014LEVISS
- New revenue generated (operational revenue, grants, if any): none
- Revenue budget line item (if any): none
- Are funds budgeted in the current fiscal year (yes/no)? no (proposed 2020 CIP, which has not yet been passed, includes \$1,000,000)
- Is this a capital project (yes/no)? yes
- If yes, is it new or existing (new/existing)? existing
- What section of the City's Strategic Plan does this support:
 - o Excellence in Basic Services (yes/no) no
 - o Quality Community Investment (Livable City, Development) (yes/no) yes
 - o Workplace Culture & Customer Service (yes/no)

- no
○ Environment (yes/no) no

DEPARTMENT OF DEVELOPMENT:

8. [TMP-4815](#) **Amending Ordinance No. 206-19 to increase the amount authorized for special assessment for energy efficiency improvements to the Imagination Station city-owned facility; and declaring an emergency.**

Body: SUMMARY & BACKGROUND:

Imagination Station is working with private funders and the Ohio Facilities Construction Commission to construct an approximately 8,200 sq. ft addition to the existing facility for the development of a 300-seat large format digital theatre with additional retail and exhibit space. The project is under construction and is expected to be complete in 2020. The City is the owner of the subject property and leases it to Imagination Station.

Ordinance 206-19 authorized the city to pay a special assessment through the Northwest Ohio Advanced Energy Improvement District not to exceed \$400,000 for energy efficiency improvements to be made to the overall Imagination Station property as a part of the theatre project.

In recent months, the building's three original air handler units have broken down. Two units have been repaired while the third unit is unrepairable. The air handlers are primarily used for the building's air conditioning system and are nearly 34 years old. The average life expectancy of an air handler unit is 15-20 years. The cost to replace all three air handler units is \$700,000.

The administration recommends that to further assist the theatre project and the improvement of the overall Imagination Station property, that the city agree to pay an assessment on the property for energy efficiency improvements to be made to the facility and financing through the Northwest Ohio Advanced Energy Improvement District in a total amount not to exceed \$1,100,000. Additional approval of assessments at some point in the future by Council will be necessary to

effectuate this.

This Ordinance requests authorization for necessary agreements to allow the construction of the Imagination Station Theatre project and expansion to move forward.

The fiscal impact of this ordinance is as follows:

- The amount of funds requested: \$1,100,000 (paid over multiple years through special assessments paid by the general fund)
- The expenditure budget line item: 1001-16400-5000436STDSTD
- New revenue generated (operational revenue, grants, if any): Not Applicable
- Revenue budget line item (if any): Not Applicable
- Are funds budgeted in the current fiscal year (yes/no)? No
- Is this a capital project (yes/no)? Yes (but is not part of City's CIP)
- If yes, is it new or existing (new/existing)? New
- What section of the City's Strategic Plan does this support:
 - o Excellence in Basic Services (yes/no) Yes
 - o Quality Community Investment (Livable City, Development) (yes/no) Yes
 - o Workplace Culture & Customer Service (yes/no) No

Attachments: [Exhibit A - redline of change](#)

9. [TMP-4816](#)

Approving the proposal of Niki Toledo for the expansion of their retail establishment within the Toledo Enterprise Zone; making certain findings and determinations in connection therewith; approving and authorizing the execution of an agreement and other documents, which grant real property tax exemptions; and declaring an emergency

Body: SUMMARY & BACKGROUND:

Niki Toledo I LLC; Niki Toledo II, LLC; Stanley Toledo, LLC c/o

The Niki Group, LLC (“Niki”) located at 3311 Secor Road, Toledo, will construct approximately 50,000 square feet of retail space in two buildings. Niki will invest an estimated total of \$12,746,560, including \$8,499,160 in real property. This expansion would have a beneficial impact on the health of the Toledo economy.

As a result of this project, Niki will create twenty-three (23) new full-time job positions and forty (40) new part-time job positions. Currently, there are zero (0) existing full-and-part-time jobs at the site. The Remediation Abatement (defined below) will commence for Niki at the earliest date permitted under applicable Ohio law following the effective date of this Ordinance. The Remediation Abatement shall continue to benefit the parcel and the Improvement Abatement (defined below) will commence once the project is complete.

Niki has submitted a written proposal, on the form prescribed by Chapter 5709 of the Ohio Revised Code (herein called the “Proposal”). The proposal will involve new investment in the minimum amount of \$8,499,160 in real property.

The city of Toledo would grant a fifty percent (50%) tax exemption for fifteen (15) years of the assessed valuation of the Project real property prior to remediation (the “Remediation Exemption”) and a one hundred percent (100%) tax exemption for fifteen (15) years on the increase in the assessed valuation of the Project real property after the remediation (the “Improvement Exemption”). The Washington Local School District (“District”) has agreed to the tax exemptions provided for herein in exchange for a Service Payment, to be entered into between Niki and the District, in an amount equal to one hundred percent (100%) of what the District would have received if not for the Remediation and Improvement Exemptions. Further, in exchange for the Service Agreement, the Washington Local Board of Education agrees to waive and release any and all rights it may have pursuant to Ohio Revised Code section 5709.82 or otherwise to share in the increased income tax revenue collected by the City of Toledo and resulting from the Project.

This project is in conformance with the Toledo's Enterprise Zone Tax Exemption Policy as established by Ord. 94-95 and Ohio Revised Code section 5709.62. Washington Local School District Board of Education was notified of the application on December 30, 2019.

The fiscal impact of this ordinance is as follows:

- The amount of funds requested: Not Applicable
- The expenditure budget line item: Not Applicable
- New revenue generated (operational revenue, grants, if any): Not Applicable
- Revenue budget line item (if any): Not Applicable
- Are funds budgeted in the current fiscal year (yes/no)?:
Not Applicable
- Is this a capital project (yes/no)? No
- If yes, is it new or existing (new/existing)? Not Applicable
- What section of the City's Strategic Plan does this support:
 - o Excellence in Basic Services (yes/no) No
 - o Quality Community Investment (Livable City, Development) (yes/no) Yes
 - o Workplace Culture & Customer Service (yes/no)
No
 - o Environment (yes/no) No

10. [TMP-4817](#)

Authorizing the mayor to enter, execute and deliver a Purchase Agreement and other needed instruments for the sale and conveyance of 11.89 acres in the southern portion of Willy's Park for \$75,000 to the Woodlawn Cemetery Historical Association, Inc.; authorizing the deposit of net sale proceeds; making certain findings with respect thereto; waiving the notice and competitive bidding provisions of T.M.C. 187.19; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

Woodlawn Cemetery is requesting to purchase 11.897 acres ("Subject Property") south of the developed area of Willy's Park to complete a \$3.8 million restoration project to the cemetery's waterbodies. Currently, storm water drains from Woodlawn Cemetery to the Ottawa River using a streambed located in an unimproved

portion of the Subject Property. This restoration project will re-establish the stream channel and remove sediment caused by on-site and upstream erosion with the goals of preventing flooding, improving water quality, and enhancing wildlife habitat for Ottawa River watershed.

As depicted in Exhibit C, the Subject Property is located south of the developed, frequently used, portions of the park and does not include the track, ball diamonds, playground areas, tennis courts or pool. These assets will be retained by the City. The Subject Property will be purchased and improved using a Clean Ohio grant from the Ohio Environmental Protection Agency (OEPA). As a condition to be eligible for this grant, applicants must control the real property to which improvements will be made.

The Subject Property will be protected as greenspace in perpetuity. As a condition of sale Woodlawn will enter into a conservation easement with the Black Swamp Conservancy, which will prevent development and ensure the Subject Property is used as parks and open space. This Ordinance waives the competitive bidding requirements of the TMC and authorizes the sale of this property to the aforementioned entities.

The fiscal impact of this ordinance is as follows:

- The amount of funds requested: \$0.00
- The expenditure budget line item: Not Applicable
- New revenue generated (operational revenue, grants, if any): \$75,000
- Revenue budget line item (if any): 1001-16500-408920-8999999STDSTD
- Are funds budgeted in the current fiscal year (yes/no)?:
Not Applicable
- Is this a capital project (yes/no)? No
- If yes, is it new or existing (new/existing)? Not Applicable
- What section of the City's Strategic Plan does this support:
 - o Excellence in Basic Services (yes/no) Yes
 - o Quality Community Investment (Livable City,

- Development) (yes/no) Yes
- Workplace Culture & Customer Service (yes/no)
No
- Environment (yes/no) Yes

Attachments: [Exhibit A](#)
[Project Summary](#)

DEPARTMENT OF PUBLIC UTILITIES:

11. [TMP-4812](#)

Authorizing the mayor to enter into and execute cooperative agreements between the City of Toledo and Lucas County and to give consent to Lucas County for roadway improvements and resurfacing work on Summit Street from the bridge over Ottawa River to 130th Street within the city limits; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

Lucas County will be constructing a roadway project on Summit Street from the Michigan State line to 130th street, which includes the conversion of the intersection at Summit Street and Shoreland Avenue to a roundabout. Also included is a resurfacing of Summit Street within those limits and a conversion of the road from four lanes down to three lanes with added bike lanes. The portion of the project from the Ottawa River to 130th Street is within the City of Toledo limits. This project is scheduled to construct in 2020.

Lucas County will administer the design and construction of the project with county funds and is paying for 100% of the construction outside of the city limits. The City of Toledo will participate in the costs by paying for 100% of the portion that is within the city limits, to be paid for with Matches and Planning Funds.

The fiscal impact of this ordinance is as follows:

- The amount of funds requested: none
- The expenditure budget line item:
- New revenue generated (operational revenue, grants, if any): none
- Revenue budget line item (if any): none

- Are funds budgeted in the current fiscal year (yes/no)? n/a
- Is this a capital project (yes/no)? yes
- If yes, is it new or existing (new/existing)? existing
- What section of the City's Strategic Plan does this support:
 - o Excellence in Basic Services (yes/no) no
 - o Quality Community Investment (Livable City, Development) (yes/no) yes
 - o Workplace Culture & Customer Service (yes/no) no
 - o Environment (yes/no) no

Attachments: [Joint Cooperation Agreement](#)

DEPARTMENT OF PUBLIC SERVICE:

12. [TMP-4825](#)

Authorizing customer work agreements with The Toledo Edison Company providing for the replacement of existing streetlights throughout the city with LED streetlights; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

The city administration and this Council have determined that it is in the best interest of the city and its residents to cause The Toledo Edison Company (the Company) to replace all of its existing streetlights on streets, alleys, and public ways in the city with light-emitting diode (LED) streetlights to enable the city to provide enhanced street lighting service and related benefits throughout the city, including increased visibility and safety for property owners, motorists and pedestrians, as well as energy efficiency and related energy and overall service cost savings.

This Council has determined that it is necessary, appropriate and advantageous to the city to approve, and to authorize the mayor to enter into, customer work agreements with the Company (the Conversion Agreements) providing for the Company to commence and complete such an LED conversion program (the LED Conversion Program) as promptly as possible and for payment of the costs of that Program to the city as incurred over the course of the Program as a separate part of the tariff paid by the city to the Company for the

purchase of electricity and related services for street lighting in those years in which the conversion occurs.

Based on the replacement of up to twenty-eight thousand (28,000) streetlights and the tariff provisions applicable to the Company's Experimental Company Owned LED Lighting Program filed, pursuant to orders of the Public Utility Commission of Ohio, the aggregate cost of the LED Conversion Program to the city under the Conversion Agreements is estimated not to exceed \$5,796,000. Accordingly, this Council has further determined to authorize the expenditure from the General Fund the aggregate amount the city will pay under the Conversion Agreements as incurred over the course of the LED Conversion Program, with the understanding that a portion of the amount so expended will be reimbursed to the General Fund in ten (10) equal annual amounts from proceeds of notes issued in anticipation of the collection of special assessments levied to pay the property owners' portion of the annual costs of lighting city streets, alleys, and public ways each year for a period of ten (10) years, commencing with the calendar year following completion of the LED Conversion Program,

The fiscal impact of this Ordinance is as follows:

- The total amount of funds requested: \$ 5,796,000
- The expenditure budget line item:
1001-11200-2424004STDSTD
- Revenue generated (operational revenue, grants, if any):
none
- Revenue budget line item (if any): N/A
- Are funds budgeted in the current fiscal year (yes/no)? A
portion of the funds are budgeted
- Is this a capital project (yes/no)? no
- If yes, is it new or existing (new/existing)?
- What section of the City's Strategic Plan does this
support:
 - o Excellence in Basic Services (yes/no) yes
 - o Quality Community Investment (Livable City,
Development) (yes/no) yes

- o Workplace Culture & Customer Service (yes/no)
no
- o Environment (yes/no) yes

Attachments: [Bullet Points](#)

13. [TMP-4799](#)

Authorizing the Mayor to enter into an Energy Conservation and Facilities Improvement Project contract with Leopardo Companies, Inc.; authorizing the expenditure of an amount not to exceed \$292,000 from the General Fund for the purpose of payment for the detailed engineering assessment component of the Project; authorizing the implementation of the guaranteed savings performance component of the project subject to the limitation that total Project costs shall not exceed the savings and additional revenue generated by the project's improvements over the average life of such improvements; making certain findings with respect thereto; authorizing the expenditure of funds; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

The city owns and operates 137 buildings. An initial assessment of these buildings was completed, and it has been determined that a majority of these buildings are outdated, in part obsolete, and in need of significant repairs and improvements, including improvements that will generate significant operational and energy savings and efficiencies. Due to the large scope of the assessment and implementation of the Project and budgetary constraints, the city is unable to implement the project through the employment of direct labor. In March of 2019, the Department of Public Service published a request for proposals seeking to identify vendors who could assist the city in completing the upgrades while guaranteeing energy savings. Eight buildings were selected for the initial Project based on their age, structure, and needs. After careful review and consideration of the responses received to the requests for proposal, the administration recommends entering into a Guaranteed Savings Performance Contract with Leopardo Companies, Inc.

The fiscal impact of this ordinance is as follows:

- The amount of funds requested: \$292,000
- The expenditure budget line item: 1001-26100-1147014STDSTD
- New revenue generated (operation of revenue, grants, if any): Energy savings
- Revenue budget line item if any: N/A
- Are funds budgeted in the current fiscal year (yes/no?):
Yes
- Is this a capital project (yes/no)?: Some components of the project will be capital
- If yes, is it new or existing (new/existing)?: New
- What section of the City's Strategic Plan does this support;
 - Excellence and basic services: Yes
 - Quality community investment: Yes
 - Workplace culture and customer service:
Yes
 - Environment (yes/no) Yes

Attachments: [Bullet Points](#)

14. Withdrawn

DEPARTMENT OF HUMAN RESOURCES:

15. [TMP-4823](#) **Authorizing the mayor to enter into an employee wellness program service agreement with the Lucas County Board of Commissioners; authorizing the expenditure of \$77,250 to reimburse the Board for the administration of an employee wellness program for a one (1) year period commencing January 1, 2020; waiving the competitive bidding requirements of TMC Chapter 187; and declaring an emergency.**

Body: SUMMARY & BACKGROUND:
The Lucas County Board of Commissioners, through the Lucas County Employee Benefits/Wellness Department, will provide City of

Toledo employees and eligible family members with access to Lucas County Wellness Program Services and the Lucas County Employee Benefits/Wellness Department will provide assistance with administration of the City of Toledo's Wellness Program to the City;

The City will reimburse the Lucas County Board of Commissioners \$77,250 for the administration of the City of Toledo's Wellness Program for the period January 1, 2020 through December 31, 2020.

Toledo City Council 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.