



City of Toledo

One Government Center
Toledo, OH 43604

Agenda Review City Council

Tuesday, June 1, 2021

2:00 PM

VIRTUAL MEETING

AGENDA REVIEW FOR JUNE 8, 2021 MEETING OF TOLEDO CITY COUNCIL

COUNCIL MEMBERS MELDEN AND MORRIS PRESENT:

[TMP-6254](#) **Recognize Immigrant Heritage Month.**

APPOINTMENT FROM THE OFFICE OF THE MAYOR:

[TMP-6260](#) **Appointment - Board of Zoning Appeals (BZA)**

Attachments: [BZA](#)
[Nathan Knapke](#)

SECOND READING ITEMS:

[O-267-21](#) **Enacting a new Toledo Municipal Code Chapter 702,
"Short-Term Rentals"; and declaring an emergency.**

Body: SUMMARY & BACKGROUND:

The City of Toledo has seen significant growth in the number of short-term rentals of residential units, which are rentals for periods of less than 30 consecutive days. There are currently over 150 short-term rental listings in the City of Toledo on various short-term rental hosting platforms. Issues related to short-term rental include public safety and accountability in order to avoid nuisance conditions at the property. This ordinance establishes a permit system whereby a permit is required for each short-term rental unit. The permit establishes the maximum occupancy of the unit and the maximum number of vehicles permitted. It also imposes minimum safety standards including fire safety and carbon monoxide monitoring as well as requiring contact information for a local representative who is available 24 hours a day to address any complaints or concerns that may arise regarding the

unit. This ordinance was narrowly developed so as to not discourage the development of the short-term rental market in Toledo, but to assure the safety of occupants and minimize the impacts on the surrounding neighborhood.

Legislative History

5/25/21 City Council First Reading

[O-273-21](#)

Granting a waiver of Toledo Municipal Code Sections 1103.1510 and 1107.0203 to allow a new off-street parking lot in the Warehouse District at 0 St. Clair Street, in the City of Toledo, Lucas County, Ohio; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

Toledo Federation of Teachers (TFT) is planning a new training facility in the Warehouse District. This new development will be located between South St. Clair and Summit near Lafayette. TFT respectfully requests a waiver of the Toledo Municipal Code to allow a new off-street parking lot, prohibited in the Warehouse District by the Code. The site is a greenfield that has not been developed previously. TFT has over 3,000 members and 34 board members that will use the new facility. They have monthly training sessions and sponsored learning events (CEU Courses) that will require up to 70 parking spaces per event.

TFT is interested in relocating to the downtown Toledo site to be more centrally located to the population and teachers they serve. As a predominantly female population (75.1%) the teachers have expressed concerns about parking within view of the building and walking distance given their training session are in the evenings. They are requesting a single level surface parking lot for the safety and convenience of the 3,000+ staff and teachers.

Attachments: [Request](#)
[Drawing & Map](#)
[Site Plan](#)
[Landscaping Plan](#)

Legislative History

5/25/21 City Council First Reading

[O-282-21](#)

Authorizing the appropriation and transfer of \$1,106,107.73 of abandoned “fire damaged structures, repair or removal” funds as identified in TMC 1726.07 from the Non-Fiduciary General Fund to the General Fund; authorizing the appropriation of \$1,106,107.73 from the General Fund and the transfer of same to the Demolition Expendable Trust Fund; authorizing the appropriation and expenditure of \$1,106,107.73 from the Demolition Expendable Trust Fund for the demolition of privately owned and abandoned structures identified as a public nuisance; authorizing the Mayor to accept bids and enter into necessary contracts for demolition services; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

Section 1726.07 of the Toledo Municipal Code was adopted to allow for the deposit of escrow funds from insured properties suffering fire damage. These funds are deposited by insurance companies with the City of Toledo when a property owner files a private property fire damage claim within the municipality. The funds are held in a separate account. The insured is notified by the city that the funds have been received and placed in escrow. This account is commonly referred to as the “fire escrow account.” The funds are held in trust for the use of the city to remove, secure or repair the damaged structure in lieu of the insured’s failure to do so. If the insured performs, provides proof of action and all other legal terms are met, the funds are released. Pursuant to Ohio Revised Code §9.39, deposits which remain unclaimed in the account in excess of five (5) years are considered abandoned. After such time, these funds revert to the city’s General Fund. This ordinance authorizes the transfer of these funds to the General Fund for further appropriation and expenditure to abate nuisance properties.

The fiscal impact of this ordinance is as follows:

- The amount of funds transacted: \$1,106,107.73
- The appropriation budget line item: 101C-56400-5634001STDSTD, 1001-56400-5634001STDSTD,

2090-23100-5T2211STDDEM

- The expenditure budget line item: 2090-23100-5T2211STDDEM
- New revenue generated (operational revenue, grants, if any): none
- Revenue budget line item (if any): \$1,106,107.73
- Are funds budgeted in the current fiscal year (yes/no)? no
- 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) no
 - o Environment (yes/no) no

Legislative History

5/25/21

City Council

First Reading

[O-283-21](#)

Authorizing the Mayor to enter into a cyber-liability insurance policy with Coalition Insurance Solutions, Inc. to protect the City's cyber network for a period of one year; authorizing the expenditure of \$50,000 from the City's Risk Management Fund for the payment of policy premium; waiving competitive procurement requirements of TMC 187; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

The city maintains a blanket "all-risk" cyber liability insurance policy covering its cyber network. Chubb Insurance Company has provided insurance coverage for the city for the past four years. Since the last renewal in April 2020, the Hylant Group has priced the market and negotiated a more reasonable rate charged to the City for the same insurance coverage with Coalition Insurance Solutions, Inc.; offering the same coverage limits, as well as maintaining the lower deductible for the same cyber liability insurance coverage. As a direct result, Coalition Insurance Solutions, Inc. offers the maximum and best coverage, inspection and protection support at the most reasonable

and fair premium cost.

This commitment, from the City to Coalition Insurance Solutions, Inc., and from Coalition Insurance Solutions, Inc. to the City, serves as the basis for the most favorable outcome both in coverage and in working with the City to further develop and implement loss prevention measures.

The fiscal impact of this ordinance is as follows:

- The amount of funds requested: \$50,000
- The expenditure budget line item:---- 7095-12000-1157001STDSTD
- 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) 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) no
 - o Workplace Culture & Customer Service (yes/no) yes
 - o Environment (yes/no) no

Legislative History

5/25/21 City Council First Reading

COUNCIL MEMBER MELDEN PRESENTS:

[TMP-6257](#) **Urging the Statehouse to pass House Bill 281.**

COUNCILWOMAN MOLINE PRESENTS:

[TMP-6255](#) **Committing to the use of "SMART Analysis" in the appropriation and expenditure of American Rescue Plan Act of 2021 funds; and declaring an emergency.**

COUNCILWOMAN DR. ADAMS PRESENTS:

[TMP-6256](#)

Authorizing the appropriation and expenditure of \$64,000 from the General Fund for the City of Toledo Internship and Pre-Apprenticeship Program; authorizing the expenditure of \$6,000 for intern parking for the City of Toledo Internship and Pre-Apprenticeship Program; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

The City of Toledo finds it necessary to offer young Toledoans educational and professional training opportunities through comprehensive internships within a variety of City departments. Not only will this keep youth engaged and off the streets during the summer, it will also create an opportunity for young Toledoans to earn a meaningful income. Furthermore, this program will create a pathway for young Toledoans to become skilled tradesmen and professionals. This creates a more robust workforce from which the City and Toledo as a whole can draw both now and in the future. Likewise, it shows an investment in Toledo's youth that aligns with the priorities related to workforce development stipulated in Ordinance 271-21 and serves as a first step in achieving the broader goals set forth in the comprehensive strategy of the Division of Educational Engagement and Workforce Development. Enacting this program now gives the City a head start in training young Toledoans for a bright future and leaves open the possibility of further developments within the program by the Commissioner of Educational Engagement and Workforce Development.

DEPARTMENT OF PUBLIC SERVICE:

1. [TMP-6244](#)

Authorizing the Mayor to enter into a purchase agreement for capital equipment for the Division of Streets, Bridges, and Harbor; authorizing the expenditure of an amount not to exceed \$195,700 for said capital purchases; authorizing the mayor to execute a contract with the Clark Equipment Company / Bobcat of Toledo, Rudd Equipment and Southeastern Equipment and using Ohio STS Pricing, Sourcewell or other similar government purchase agreements waiving competitive procurement provisions of TMC Chapter 187;

authorizing the Mayor to accept bids and award contracts for said purchases; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

The Division of Streets, Bridges, and Harbor (SB&H) has recently taken over cleaning up blight within the City of Toledo. Although SB&H has many pieces of equipment it is necessary to purchase new equipment specifically for blight clean up. This ordinance will allow the purchase of one (1) mini track skid steer that will allow crews to enter through small spaces such as fenced in yards to pick up debris, one (1) Volvo L35GS Loader that will allow crews to pick up large or piles of debris, one (1) Case Skid Steer Loader that will be used to collect trash within a yard, and a trailer to haul this equipment. Currently, the crew is using equipment that was scheduled to be in the street repair programs full-time but is being shared.

The fiscal impact of this Ordinance is as follows:

- The amount of funds requested: \$195,700
- The expenditure budget line item: 7087-23100-2421001STDSTD
- New revenue generated (operational revenue, grants, if any): no
- Revenue budget line item (if any): none
- 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

The necessary expenditure is budgeted and was anticipated for the purchase of the following equipment: All pricing is considered estimated and could change due to today's economic condition.

Equipment Purchase**Estimated Price**

Bobcat MT100 Mini Track Loader	
\$24,008.50	
Volvo L35GS Loader	
\$97,635.00	
Case SR240B Skid Steer	
\$42,522.60	
Skid Steer Trailer	
<u>\$12,000.00</u>	
	Total
\$176,166.10	

The total amount to be expended in the above schedule is not to exceed \$195,700.

Attachments: [Bullet Points](#)2. [TMP-6216](#)

Authorizing the expenditure of \$185,200 from the Street Construction, Maintenance and Repair Fund for the purchase of one (1) Case Backhoe with attachments, one (1) Case 24” Skid Steer Cold Planer attachment and two (2) Crash Attenuator Trailers; waiving competitive bid provisions of TMC Chapter 187 with respect to the Cold Planer attachment; authorizing the Mayor to accept bids and award contracts; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

The Division of Streets, Bridges & Harbor is responsible for maintenance and repair of all streets and alleys within the City of Toledo. This equipment will be used to assist crews in repairing city streets.

The fiscal impact of this Ordinance is as follows:

- The amount of funds requested: \$185,200
- The expenditure budget line item: 2014-23100-

2411001STDSTD

- New revenue generated (operational revenue, grants, if any): no
- Revenue budget line item (if any): none
- 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

The necessary expenditure is budgeted and was anticipated for the purchase of the following equipment: All pricing is considered estimated and could change due to today's economic condition.

Equipment	Price Per Unit	Quantity	Total
Case 580sn Backhoe	\$90,389.00	1	
	\$90,389.00		
Kent F6 Breaker	\$13,525.60	2	
	\$27,051.20		
Kent HP65 Compactor Plate	\$5,350.40	1	\$5,350.40
Case 24" Skid Steer Cold Planer	\$18,500.00	1	
	\$18,500.00		
Crash Attenuator Trailers	\$19,900.00	2	
	\$39,800.00		

The total amount to be expended in the above schedule is not to exceed \$185,200.

Attachments: [Bullet Points](#)

3. [TMP-6217](#)

Authorizing the expenditure of \$99,600 from the Street Construction Maintenance and Repair Fund for the purchase of one (1) Avant Loader with attachments from Alta Equipment Company; waiving competitive bid

provisions of TMC Chapter 187; authorizing the Mayor to enter into a contract for said equipment; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

The Division of Streets, Bridges & Harbor is responsible for maintenance and repair of many bridges and two (2) levee systems within the City of Toledo. This equipment will be used to assist crews in repairing and maintaining these city bridges and levees.

The fiscal impact of this Ordinance is as follows:

- The amount of funds requested: \$99,600
- The expenditure budget line item: 2014-23100-2431001STDSTD
- New revenue generated (operational revenue, grants, if any): no
- Revenue budget line item (if any): none
- 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

The necessary expenditure is budgeted and was anticipated for the purchase of the following equipment: All pricing is considered estimated and could change due to today's economic condition.

Equipment	Price Per Unit	
	Quantity	Total
Avant loader w/ attachments	\$99,057.00	1
	\$99,057.00	

The total amount to be expended in the above schedule is not to

exceed \$99,057.00.

Attachments: [Bullet Points](#)

DEPARTMENT OF HUMAN RESOURCES:

4. [TMP-6259](#) **Authorizing the Mayor to enter into a three (3) Professional Services Agreement with McGohan Brabender, for the provision of consultation services regarding the administration, selection, and implementation of programs and improvements relating to the City’s healthcare benefit and wellness plans; authorizing the expenditure of funds not to exceed \$525,000 in payment of services; and declaring an emergency.**

Body: SUMMARY & BACKGROUND:

The City seeks to enter a contract with a qualified Benefits Counselor and Insurance Broker Service firm, McGohan Brabender, for the purpose of providing a full range of services related to the City’s health and welfare benefit program. Specifically, in order to assess and make recommendations regarding the current benefit programs, and to provide general consultancy regarding, but not limited to administration and best practices; business intelligence, data, reporting, analytics and benchmarking; design, long-term planning and continuous improvement; employee education and wellness initiatives; labor unit education and relationship support; collective bargaining, mediation and arbitration support; budgeting and forecasting; and actuarial analysis.

Competitive proposals were sought twice for this project. Once in conjunction with other consultation services for the Departments of Finance and Information, Communication & Technology, from March 17, 2020 through April 14, 2020, and again separately, from May 22, 2020 through June 23, 2020. A total of thirteen (13) bids were submitted between each request for proposals. The selection committee, which encompassed the members of the Healthcare Cost Containment Committee, reviewed all the proposals from both requests based on cost, services provided, and the company’s record

of similar successful projects. Based on this review, it was determined that McGohan Brabender is best-suited to achieve the City's objectives.

Attachments: [Speaking Points](#)
[McGohan Brabender](#)

DEPARTMENT OF FIRE & RESCUE OPERATIONS:

5. [TMP-6218](#) **Authorizing the Mayor to renew the County Wide Emergency Medical Services Agreement between the City of Toledo and the Board of Commissioners of Lucas County; and declaring an emergency.**

Body: SUMMARY & BACKGROUND:

The City of Toledo Department of Fire and Rescue Operations maintains five (5) full time Lucas County Advanced Life Support Life Squads and one (1) part-time Advanced Life Support Life Squad. The squads are operated seven days a week and in compliance with standards, regulations, and requirements established and monitored by Lucas County. Emergency medical communication and paramedic life squad systems in Lucas County are a matter of public health and safety. It is the continuing desire of the City of Toledo to provide emergency medical services to the residents of Lucas County in conjunction with Lucas County Emergency Medical Services (EMS) on a coordinated, county wide basis.

Lucas County shall compensate Toledo for the cost of operating and staffing the Life Squads. The agreed upon compensation rate for each full time Advanced Life Support Life Squad will be \$201,099.03 for each full quarter and \$125,686.89 for each full quarter for the part-time Advance Life Support Life Squad. Total contract value for 2021 is \$4,524,728.29.

This contract is in effect on and after January 1, 2021 and shall continue in force through December 31, 2021.

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): \$4,524,728.29
- Revenue budget line item (if any): 1001-53000-3351002STDSTD
- 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

Attachments: [2021 EMS Operating Agreement](#)

DEPARTMENT OF LAW:

6. [TMP-6232](#) **Authorizing the settlement of the lawsuit of Jeremy Spiess in Case No. 3:19 cv-01031 captioned *Jeremy Spiess v. City of Toledo et. al.*, pending in the United States District Court, Northern District of Ohio, Western Division before the Honorable Judge Zouhary for the total sum of \$20,000 in settlement of the claims of Plaintiff; authorizing the expenditure of \$20,000 from the Risk Management Fund; and declaring an emergency.**

Body: SUMMARY & BACKGROUND:

Mr. Spiess filed a lawsuit in the United States District Court on May 8, 2019 alleging injury as a result of his arrest here in Lucas County Ohio.

A proposed agreement has been reached in the amount of \$20,000 to settle all claims stemming from the incident described above without constituting an admission of liability for any violation of state or federal law.

DEPARTMENT OF PUBLIC UTILITIES:

7. [TMP-6245](#) **Authorizing the expenditure in an amount not to exceed**

\$910,800 from the Sewer Replacement Fund, \$482,480 from the Storm Water Replacement Fund, and \$1,489,000 from Water Replacement Fund for the purchase or lease of vehicles and equipment; authorizing the mayor to accept bids and enter into contracts; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

It is the intent of this ordinance to expend \$910,800 from the Sewer Replacement Fund, \$482,480 from the Storm Water Replacement Fund, and \$1,489,000 from the Water Replacement Fund for the purchase or lease of vehicles and equipment for the Department of Public Utilities. The Department of Public Utilities intends to trade-in existing vehicles or equipment toward purchases when possible. Funding has been appropriated in the 2021 operating budgets in accordance with the current 5-year vehicle replacement program. These vehicles are necessary to maintain a safe, reliable Department of Public Utilities.

The fiscal impact of this ordinance is as follows:

- The total amount of funds requested: \$0
- The expenditure budget line item: Multiple, see table in Section 1 below
- 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)
- 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) no

Attachments: [Bullet Points](#)

8. [TMP-6231](#) **Authorizing the expenditure of \$11,000 from the Utility Administrative Services Fund to pay the annual dues for the Great Lakes and St. Lawrence Cities Initiative; and declaring an emergency.**

Body: SUMMARY & BACKGROUND:

This ordinance will authorize the payment of annual dues to Great Lake and St. Lawrence Cities Initiative for Mayors. This organization is made up of Mayors whose population and towns (and economy) that rely on the Great Lakes water who have formed a bi-national coalition and will actively work with federal, state and provincial governments to advance the protection and restoration of the Great Lakes ecosystem through development and implementation of a comprehensive Great Lakes Protection and Restoration Plan. Mayors will become active participants in Great Lakes issues relating to governance, economics and science. The Mayors also communicate and share ideas about the various issues the member cities are experiencing in order to advance the much-needed knowledge, understanding and solutions of said issues, with the goal of creating as expeditiously as possible, comprehensive solutions.

The fiscal impact of this ordinance is as follows:

- The total amount of funds requested: \$11,000
- The expenditure budget line item: 6078-31000-4000524STDSTD
- 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) no
 - o Environment (yes/no) no

Attachments: [Bullet Points](#)

9. [TMP-6212](#) **Authorizing the disappropriation of \$2,936,434.71 from the Water Bond Improvement Fund; authorizing the appropriation and expenditure of \$2,936,434.71 in the Water Bond Improvement Fund for the Facility Refurbishment Project; authorizing the mayor to accept bids, execute the necessary contract(s) for the design, preparation of plans and specifications, engineering, bidding, construction oversight, testing, permits, renovation, construction, appurtenances, and other related work, tasks, equipment, and materials needed; and declaring an emergency.**

Body: SUMMARY & BACKGROUND:

Ordinance 214-13 previously authorized funding for the construction, repair, maintenance and improvements to the Collins Park Water Treatment System and Facilities. This ordinance authorizes additional funding to continue these improvements to address the concerns of the Ohio EPA. To provide additional funds, this ordinance authorizes reappropriating monies remaining from projects funded from the Series 2013 Bond Issuance.

The fiscal impact of this ordinance is as follows:

- The amount of funds requested: none
- The expenditure budget line item: 6062-32000-4UB2013STDSTD
- 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
- 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) no

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

Attachments: [Bullet Points](#)

10. [TMP-6258](#)

Repealing the existing Toledo Municipal Code Chapter 937, “Water Meters” and enacting a new Chapter 937, “Water Meters”; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

As authorized by Ordinances 339-18, 291-19, 232-20 and 364.20, the Department of Public Utilities (“DPU”) is implementing an Automatic Meter Reading (“AMR”) and Advanced Meter Infrastructure (“AMI”) and Leak Detection System Project (“Project”). The Project will improve the water distribution system’s infrastructure, reduce lost revenue due to leakage or meter inefficiency, reduce operating costs, provided real-time utility consumption and cost data, improve customer service, and reduce costs and response time for resolving customer issues due to improved system information. The implementation of AMR-AMI Project involves the replacement or both large and small meters for both residential and commercial/industrial customers.

Currently under the provisions of Ch. 937 of the Toledo Municipal Code (“TMC”), the city owns and is responsible for all small meters (meters 1.5” or smaller) and the customers owns and is responsible for large meters (over 1.5”) or auxiliary meters. As the Project is implemented and the large meters are replaced or repaired with additional components, effective management and operation of the AMR-AMI system, and to fully realize the cost and revenue benefits of the Project, requires that the City own the meters and control the ongoing measurement, calibration and maintenance of the meters and related components.

This Ordinance amends TMC Chapter 937 to provide that the city will provide and own both large as well as the small meters connected to the Toledo water distribution system. This change is consistent as well with the provisions of the regional water agreements as approved by

Council.

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): none (other than code changes generally support AMR-AMI project anticipated to have positive revenue impacts)
- Revenue budget line item (if any): none
- Are funds budgeted in the current fiscal year (yes/no)?: no (relative to this ord.)
- Is this a capital project (yes/no)?: N/A (changes to code necessary to AMR-AMI Project)
- 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

Attachments: [Exhibit A](#)

11. [TMP-6213](#)

Authorizing the mayor to enter into and execute necessary agreements with A & J Landscape, LLC for the Green Infrastructure 2021 Invasives Control Project; authorizing expenditures in an amount not to exceed \$63,325 from the Storm Water Operating Fund; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

The City of Toledo is entering into a contractual agreement with A & J Landscape, LLC in the amount of \$63,325 to be used for the Green Infrastructure 2021 Invasives Control Project. The stormwater control measures called out in this project are components of the city's

infrastructure and critical to complying with the Ohio EPA National Pollutant Discharge Elimination System (NPDES) permit for storm water. Bids for said project have been received and A&J has been selected as the best bidder.

The fiscal impact of this ordinance is as follows:

- The total amount of funds requested: \$63,325
- The expenditure budget line item: 607A-38000-4000552STDSTD
- 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)?
- 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](#)

12. [TMP-6214](#)

Authorizing the mayor to enter into and execute necessary agreements with A & J Landscape, LLC for the Green Infrastructure 2021 Landscape Maintenance Project; authorizing expenditures in an amount not to exceed \$48,404 from the Storm Water Operating Fund and \$5,000 from the Water Operating Fund; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

The City of Toledo is entering into a contractual agreement with A & J Landscape, LLC in the amount of \$53,404 to be used for the Green Infrastructure 2021 Landscape Maintenance Project. The stormwater control measures called out in this project are components of the city's

infrastructure and critical to complying with the Ohio EPA National Pollutant Discharge Elimination System (NPDES) permit for storm water. Bids for said project have been received and A&J Landscape has been selected as the best bidder.

The fiscal impact of this ordinance is as follows:

- The total amount of funds requested: \$53,404
- The expenditure budget line item: 607A-38000-4000552STDSTD \$48,404 and 6060-38000-4000552STDSTD \$5,000
- 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)?
- 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](#)

DEPARTMENT OF DEVELOPMENT:

13. [TMP-6237](#)

Authorizing the Mayor to enter, execute and deliver an amended real estate purchase agreement and other needed instruments for the sale and conveyance of a 3.5-acre parcel of city owned real property located at 2340 S. Reynolds Rd. to the Toledo Police Federal Credit Union; 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:

The City of Toledo is the owner of the site of the former Clarion Hotel at 2340 S. Reynolds Road, (Parcel ID 07-70391). The City acquired the 5-acre property in 2014 through the Lucas County Land Bank with the plan to redevelop the property in a manner that both enhances the commercial character and fosters the further development of the Hawthorne Hills area. In 2019, the City sold 1.5 acres to the International Union of Operating Engineers for Seventy-Five Thousand Dollars (\$75,000).

Ordinance 138-21 authorized the execution of a real estate purchase agreement for the sale of the remaining 3.5 acres of 2340 S. Reynolds Rd. to The Toledo Police Federal Credit for Two Hundred Eighty-Nine Thousand Dollars (\$289,000) to construct a new office and retail banking center on the site.

In recent weeks, as the Toledo Police Federal Credit Union conducted pre-purchase inspection and evaluation of the site, a Compaction Study conducted to assess suitability of the site for the planned building foundations found insufficient ground support for the planned foundations. The study recommended replacement of existing fill materials with new, compacted structural fill. An initial estimate of costs to remediate this geotechnical concern came to \$70,000. This Ordinance authorizes an amended real estate purchase agreement containing an amended sales price of \$219,000 -- a reduction of \$70,000 -- to reflect the unanticipated costs to the Toledo Police Federal Credit Union for site preparation.

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): \$219,000
- Revenue budget line item (if any): 5040-16500-5000436STDSTD
- 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) Yes
 - o Workplace Culture & Customer Service (yes/no) no
 - o Environment (yes/no) no

Attachments: [Exhibit A](#)
[Amendment](#)

14. [TMP-6238](#)

Authorizing the Mayor to enter into a Real Estate Purchase Agreement with Toledo Area Regional Transit Authority for the City’s purchase of real property located at 611 and 617 Madison Avenue, Toledo, Ohio; authorizing the appropriation and expenditure of \$190,000 from the Capital Improvement Fund; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

On October 20, 2017, pursuant to Ordinance 433-17, the City entered into a Real Estate Purchase Agreement (“Agreement”) with Nasby LLC for the sale and redevelopment of the city-owned Nasby building. As a condition of the sale of the Nasby building, the City agreed to acquire the adjacent former Park Station property (“Subject Property”) from Toledo Area Regional Transit Authority (“TARTA”) and convey it to Nasby LLC as a critical component to the redevelopment of the Nasby building.

Since the date of the Agreement, TARTA has been working with the Federal Transit Administration (“FTA”), in accordance with applicable federal regulations, to secure approval to sell the Subject Property to the City. TARTA now has the FTA’s approval to sell the Subject Property to the City for its appraised value of \$185,000. In order to satisfy the condition of acquiring the Subject Property as set forth in the Agreement, the City wishes to acquire the Subject Property from TARTA for \$185,000 and anticipated closing costs not to exceed \$5,000 and, through a separate authorizing ordinance, further convey the same to Nasby LLC for \$185,000.

The fiscal impact of this ordinance is as follows:

- The amount of funds requested: \$190,000
- The expenditure budget line item: : (to be inserted by Finance Department)
- New revenue generated (operational revenue, grants, if any): \$0
- Revenue budget line item (if any): N/A
- Are funds budgeted in the current fiscal year (yes/no)? No
- Is this a capital project (yes/no)? Yes
- 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) No
 - o Quality Community Investment (Livable City, Development) (yes/no) Yes
 - o Workplace Culture & Customer Service (yes/no) No
 - o Environment (yes/no) Yes

Attachments: [Exhibit A](#)

15. [TMP-6239](#)

Authorizing the Mayor to enter into an Amendment to a Real Estate Purchase Agreement with Nasby LLC for the purpose of adjusting the purchase price to \$185,000 for sale of the former TARTA Park Station property located at 611 and 617 Madison Avenue; making certain findings with respect thereto; authorizing the deposit of net sale proceeds into the Capital Improvement Fund; and declaring an emergency.

Body: SUMMARY & BACKGROUND:

On October 20, 2017, pursuant to Ordinance 433-17, the City entered into a Real Estate Purchase Agreement (“Agreement”) with Nasby LLC for the sale and redevelopment of the city-owned Nasby building. As a condition of the sale of the Nasby building, the City agreed to acquire the adjacent former Park Station property (“Subject Property”) from Toledo Area Regional Transit Authority (“TARTA”) and convey it to Nasby LLC as a critical component to the redevelopment of the Nasby building.

Since the date of the Agreement, TARTA has been working with the Federal Transit Administration (“FTA”), in accordance with applicable federal regulations, to secure approval to sell the Subject Property to the City. TARTA now has the FTA’s approval to sell the Subject Property to the City for its appraised value of \$185,000. In order to satisfy the condition of acquiring the Subject Property as set forth in the Agreement, the City wishes to amend the Agreement to adjust the Purchase Price for the sale of the TARTA Property to \$185,000 to accurately reflect and provide for the City’s recoupment of the City’s acquisition cost.

The fiscal impact of this ordinance is as follows:

- The amount of funds requested: None
- New revenue generated (operational revenue, grants, if any): \$185,000
- Revenue budget line item (if any): (to be provided by Finance Department)
- 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) Yes

Attachments: [Exhibit A](#)

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.