

# CITY OF TOLEDO

DR. CECELIA M. ADAMS  
COUNCILWOMAN AT LARGE



One Government Center,  
Suite 2120  
Toledo, Ohio 43604  
[Cecelia.Adams@toledo.oh.gov](mailto:Cecelia.Adams@toledo.oh.gov)

Mobile 419.280.0341  
Phone 419.245.1050  
Fax 419.245.1072

## What Happened in the Toledo City Council Meeting of 7-23-19

### SECOND READING ITEM:

R-317-19 Recognizing Alliance Francaise for a \$3,500 donation to help rebuild Notre Dame.

**My Position: Support.**

Resolution placed into the Committee of the Whole at the Toledo City Council meeting of July 24, 2019.

R-331-19 Recognizing Dick Berry as a reporter and journalist who has dedicated his life's work to WTOL News for 40 years and has provided Toledo residents with exceptional news coverage.

**My Position: Support.**

Resolution adopted at the Toledo City Council meeting of July 24, 2019.

R-332-19 Recognizing and congratulating Brigette Burnett on her 2019 Emmy Award and her work as a reporter, anchor, producer, videographer, editor and journalist.

**My Position: Support.**

Resolution adopted at the Toledo City Council meeting of July 24, 2019.

### APPOINTMENTS FROM THE OFFICE OF THE MAYOR:

A-333-19 Appointment - Civilian Police Review Board Attachments: Civilian Police Review Bd.

**My Position: Support.**

**Ms. Michelle R. Williams was recommended to replace Ms. Kelly Westmoreland for a one-year term expiring 6/30/2020 in District 1.**

Appointment confirmed at the Toledo City Council meeting of July 24, 2019.

A-334-19 Appointments - Human Relations Commission Attachments: Human Relations Commission.

**My Position: Support.**

**Ms. Raina Dawson, Mr. Thomas Douglas and Ms. Lauraine Carpenter were recommended for reappointment to 3-year terms that will expire on 6/30/2022.**

Appointment confirmed at the Toledo City Council meeting of July 24, 2019.

**COUNCILMAN UJVAGI PRESENTS:**

O-335-10 Authorizing the Mayor to enter into a Donation Agreement with the Polish Cultural Center Advisory Board, for the conveyance of approximately 1.9152 acres of land across a portion of the City-owned real estate located at 1600 Mott Avenue (TD 16-27956) and commonly known as Ravine Park; authorizing the Mayor to execute needed instruments in connection with such conveyance.

**My Position: Support.**

**The Polish Culture has a rich history in the City of Toledo. This will authorize the transfer of this property to facilitate the development of the center. However, there are serious concerns about giving away one of our assets – part of Ravine Park to accomplish it.**

Ordinance passed at the Toledo City Council meeting of July 24, 2019.

**OFFICE OF THE MAYOR:**

O-336-19 Authorizing the Mayor to enter a contract with University of Toledo, Toledo-Lucas County Port Authority and Park Smart for the installation of parking meters on Bancroft Street.

**My Position: Support.**

**Installation will take place in the fall of 2019. All revenue will be kept in a City of Toledo fund and reinvested around the University of Toledo campus for beautification, flowers, benches, sidewalk improvement and wayfinding, etc.**

Ordinance passed at the Toledo City Council meeting of July 24, 2019.

O-337-19 Temporarily amending the boundaries of the Downtown Outdoor Refreshment Area for the purpose of including access to Promenade Park to be within the Downtown Outdoor Refreshment Area; making certain findings and determinations with respect thereto.

**My Position: Support.**

**This temporary extension of the DORA boundaries at Jeep Fest is requested so that attendees may carry a DORA beverage to Promenade Park during those festivities.**

Ordinance passed at the Toledo City Council meeting of July 24, 2019.

#### **DEPARTMENT OF PUBLIC SERVICE:**

O-338-19 Authorizing the mayor to enter into a food and beverage services agreement with Maxwell T. Services, LLC through December 31, 2019 for the provision of food and beverage concession services at the Ottawa Park, Detwiler, and Collins Park municipal golf courses; waiving the formal competitive procurement provisions of TMC §187.

**My Position: Support.**

**This is a local company that is very familiar with these three golf courses and their needs. They were recommended by our current golf course Manager and Consultant, Davey Golf. They are a local company that will fulfill food and beverage needs for golfers at these golf courses.**

Ordinance amended and passed at the Toledo City Council meeting of July 24, 2019.

#### **DEPARTMENT OF FIRE & RESCUE OPERATIONS:**

O-339-19 Authorizing the mayor to accept a grant from the Ohio Department of Public Safety in an amount not to exceed \$2,765 to assist Toledo Fire & Rescue with the purchase of EMS equipment authorizing the deposit, appropriation and expenditure of the grant proceeds.

**My Position: Support.**

**The total cost of the needed equipment (Sked Rescue Boards), is \$2,883.95. Toledo Fire & Rescue Department will be responsible for paying the remaining \$118.95, from their approved operating budget for the year.**

Ordinance passed at the Toledo City Council meeting of July 24, 2019.

O-340-19 Authorizing the mayor to enter into a lease agreement with Owens Community College for classrooms space within the College Hall Building located on the Owens College campus for the purpose of Emergency Medical Training of TFRD personnel; authorizing the expenditure of a sum not to exceed \$2,391.67 monthly from the General Fund; waiving the competitive bidding requirements of TMC 187.24.

**My Position: Support.**

**The University of Toledo no longer has a facility to house this training so they did not renew the contract with Toledo Fire & Rescue Department for this purpose. The contract extends for 17 months from August 1, 2019 through December 13, 2020, which will cover \$11,958.35 for the rest of 2019 and \$28,700.04 for 2020.**

Ordinance passed at the Toledo City Council meeting of July 24, 2019.

#### **DEPARTMENT OF LAW:**

O-341-19 Amending Ord. 511-18 which authorized a Tax Increment Financing exemption for certain real property known as the Ironville Site and made various declarations and authorizations related thereto, by amending existing Sections 3, 4, and 5 and enacting a new Section 4 to provide for minimum service payments pursuant to ORC section 5709.91; renumbering sections 6 through 13 as sections 7 through 14 respectively.

**My Position: Support.**

**Cleveland Cliffs will create new jobs, enlarge the property tax base, and provide other collateral benefits for the City of Toledo and Toledo Public Schools as an economic development incentive for making this agreement.**

Ordinance passed at the Toledo City Council meeting of July 24, 2019.

#### **DEPARTMENT OF HUMAN RESOURCES:**

O-342-19 Authorizing the Mayor to enter into an agreement with the Lucas County Commissioners to accept the service of a County employee for the purpose of assisting the City with business development and expansion; authorizing the annual expenditure of an amount not exceed \$70,000 from the General Fund.

**My Position: Support.**

**This agreement facilitates a joint approach to attracting and expanding new businesses in the region. It will reduce costs and duplication of effort.**

Ordinance passed at the Toledo City Council meeting of July 24, 2019.

**DEPARTMENT OF NEIGHBORHOOD & BUSINESS DEVELOPMENT:**

O-343-19 Authorizing the disappropriation of \$50,000 from the General Fund; authorizing the appropriation and expenditure of \$50,000 from the General Fund for the JumpStart Program; authorizing the mayor to enter into an agreement with JumpStart Inc.; waiving the competitive bidding requirements of TMC Chapter 187.

**My Position: Support.**

**This program addresses the void between developing economic opportunity and giving the assistance that entrepreneurs need to take full advantage of it and grow their businesses. It will build capacity during a period of four years; and promises to grow 500 jobs and serve over 300 businesses.**

First reading was held on this ordinance at the Toledo City Council meeting of July 24, 2019.

**ITEMS IN ZONING & PLANNING COMMITTEE, WEDNESDAY, JULY 17, 4:00 PM:**

O-344-19 Granting an amendment to a Special Use Permit, originally granted by Ordinance 239-05, to construct a softball field for a site located at 2200 Arlington Avenue, in the City of Toledo, Lucas County, Ohio; subject to certain conditions.

**My Position: Support.**

**This land is currently used as Bowsher High School's practice field. The Toledo City Plan Commission recommended approval of the amendment to an SUP with 22 conditions with which Toledo Public Schools agreed to comply. The Toledo City Council Zoning and Planning Committee recommended approval as well.**

Ordinance passed at the Toledo City Council meeting of July 24, 2019.

O-345-19 Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 6047 Whiteford Center Rd, in the City of Toledo, Lucas County, Ohio.

**My Position: Support.**

**The existing use is an apartment building and undeveloped land. The proposed use is a multiple building apartment complex. The Toledo City Plan Commission recommended approval. The Toledo City Council Zoning and Planning Committee recommended approval as well.**

Ordinance passed at the Toledo City Council meeting of July 24, 2019.

O-346-19 Granting an amendment to a Planned Unit Development, originally granted by Ordinance 240-77, for an apartment complex for a site located at 6047 Whiteford Center Road, in the City of Toledo, Lucas County, Ohio; subject to certain conditions.

**My Position: Support.**

**The existing use is part of a 6-unit apartment building on site that was part of a larger 31-unit apartment complex that was approved but never developed in 1977; and undeveloped land. The proposed use is a multiple building apartment complex that will be a 38 unit, 5 building apartment complex. One of the buildings already exists and houses 8 units. The Toledo City Plan Commission recommended approval with 52 conditions. The Toledo City Council Zoning and Planning Committee recommended approval as well.**

Ordinance passed at the Toledo City Council meeting of July 24, 2019.

O-347-19 Granting a Special Use Permit, for an Adult Daycare Center for a site located at 2801 Tremainsville Road, in the City of Toledo, Lucas County, Ohio; subject to certain conditions and a waiver.

**My Position: Support.**

**The existing use is a vacant Vocational Rehab Office. The proposed use is an Adult Day Care Center for adults with developmental disabilities. The Toledo City Plan Commission recommended approval and a waiver not requiring a drop-off/pick-up area. Sena Quality Adult Care will do pick up and drop off using a shuttle van. The Toledo City Plan Commission recommended approval with 12 conditions. The Toledo City Council Zoning and Planning Commission recommended approval as well.**

Ordinance passed at the Toledo City Council meeting of July 24, 2019.

O-348-19 Granting a Special Use Permit, for a Convenience Store for a site located at 2222 N. Reynolds Road, in the City of Toledo, Lucas County, Ohio; subject to certain conditions and waivers.

**My Position: Support.**

**Currently, this property is vacant. The proposed use is a convenience store with a waiver to allow it within 2,000 feet of another convenience store and within 1,000 feet of a school, public park, licensed day care center, or other use established specifically for the activities of minors. The Toledo City Plan Commission recommended disapproval of both the SUP and the waiver. The Toledo City Council Zoning and Planning Commission recommended**

**approval. The council approval will need to be renewed in a year to make sure they are only selling specialty meats. The applicants have promised to not sell alcohol or cigarettes. If violated, this override of the disapproval recommendation will be revoked. There was considerable discussion before this conclusion was drawn.**

Ordinance passed at the Toledo City Council meeting of July 24, 2019.

O-349-19 Granting a Special Use Permit, for a Sweepstakes Terminal Café for a site located at 1805 E. Manhattan Boulevard, in the City of Toledo, Lucas County, Ohio; subject to certain conditions.

**My Position: Support.**

**The property is currently a vacant gas station. The proposed use is a Sweepstakes Terminal Café. The Toledo City Plan Commission recommended approval with 29 conditions The Toledo City Council Zoning and Planning Commission recommended approval as well. It does not violate spacing criteria, meaning it is neither within 2,000 feet of a similar use nor within 1,000 feet of a church, school, park, day care center or a use specified for minors.**

Ordinance passed at the Toledo City Council meeting of July 24, 2019.

O-350-19 Changing the zoning maps attached to Part 11, Planning and Zoning, Toledo Municipal Code, for the property located at 3837 Secor Road, in the City of Toledo, Lucas County, Ohio.

**My Position: Support.**

**The property is vacant at present. It needs a zone change for it to become the proposed use as a hospital and undeveloped land. The hospital will have 40 beds and focus on rehabilitation services with a potential of 125 jobs, over time. It will be an Encompass Health Facility. The Toledo City Plan Commission recommended approval. The Toledo City Council Zoning and Planning Committee recommended approval as well. It will occupy 8 acres of the former 18 acre Notre Dame/Kroger site on the eastern side of the property.**

Ordinance passed at the Toledo City Council meeting of July 24, 2019.

O-351-19 Granting a Special Use Permit, for a Hospital for a site located at 3837 Secor Road, in the City of Toledo, Lucas County, Ohio; subject to certain conditions and waivers.

**My Position: Support.**

**The current use is undeveloped land. The proposed use is for a hospital on the former site of the Sisters of Notre Dame Provincial Center. It will have 40 beds and an option was included to add a building addition with 40 more beds. The Toledo City Plan Commission recommended approval for the SUP and a waiver for the elimination of fencing provided the ODOT sound wall remains. The Toledo City Plan Commission recommended approval. The Toledo City Council Zoning and Planning Committee recommended approval as well.**

Ordinance passed at the Toledo City Council meeting of July 24, 2019.

- O-352-19 Granting a Special Use Permit, for a Non Residential Drug and Alcohol Treatment Facility for a site located at 4747 Monroe Street, in the City of Toledo, Lucas County, Ohio; subject to certain conditions.

**My Position: Support.**

**The existing use is Davis College. The proposed use is for a Nonresidential Drug and Alcohol treatment facility. Midwest is moving their outpatient services to this site. The Toledo City Plan Commission recommended approval. The Toledo City Council Zoning and Planning Committee recommended approval as well. A wide range of mental health services will be provided. There are no spacing violations.**

Ordinance passed at the Toledo City Council meeting of July 24, 2019.

- O-353-19 Approving and adopting the M-5-19 2019 UpTown District Master Plan Update as an amendment to the Toledo 20/20 Comprehensive Plan for the City of Toledo, Ohio.

**My Position: Support.**

**The Toledo Design Center prepared this review and update. There are six (6) priority projects in the plan for future Uptown District implementation; 1) converting one-way streets to two-way streets; 2) highlighting Adams Street as a premier arts district; 3) increased market rate housing; 4) a new park on Washington and reuse of the Jefferson Center; 5) Monroe Street enhancements; and 6) collaboration with the Uptown Association and the Village on Adams, Connect Toledo and the Downtown Toledo Development Corporation. The Toledo City Plan Commission recommended approval. The Toledo City Council Zoning and Planning Committee recommended approval as well. The update described changes that have occurred in the past five years since the first adoption. (i.e. The completion of the Uptown Greek Park of Ebeid Institute and the NHA Clinic; the Village on Adams was created; and The Toledo Club, Toledo School for the Arts and Mercy College were renovated.**



Ordinance passed at the Toledo City Council meeting of July 24, 2019.

- O-354-19 Granting an amendment to a Special Use Permit, originally approved by Ordinance 160-89 and 65-06, for a gas station rebuild for a site located at 3504 Lagrange Street, in the City of Toledo, Lucas County, Ohio; subject to certain conditions.

**My Position: Support.**

**The proposed use and existing use is for a gas station convenience store. The applicant wants to tear what's there down and rebuild a new one with a car wash. The Toledo City Plan Commission recommended approval with 57 conditions. The Toledo City Council Zoning and Planning Committee forwarded the request to the full council with no recommendation.**

Ordinance amended and passed at the Toledo City Council meeting of July 24, 2019.

- O-355-19 Amending Toledo Municipal Code (TMC), Part Eleven, Subsection 1103.0202, 1103.0205, 1103.0207; and enacting a new Toledo Municipal Code, Chapter Eleven, Subsections 1103.0208, 1103.0209, 1103.0210, 1103.0211 regarding the Downtown Overlay District Regulations pertaining to parking.

**My Position: Support.**

**The Text Amendment will require all surface parking lot owners to follow the design criteria for fencing. This means wrought iron or black heavy gauge aluminum tubing along with brick piers spaced accordingly in earth tone colors. These do not include parking garages. Lot owners will have 3 – 5 years to comply. The Toledo City Plan Commission recommended approval. The Toledo City Council Zoning and Planning Committee recommended approval as well.**

Ordinance passed at the Toledo City Council meeting of July 24, 2019.

- O-356-19 Approving the site plan for a Religious Assembly located at 3900 Emmajean Rd., Toledo Ohio; subject to certain conditions and a waiver.

**My Position: Support.**

**The existing use is Natural Space. The proposed use is for Religious Assembly. The Toledo City Plan Commission recommended approval subject to 38 conditions including there must be five (5) bicycle parking spaces and 48 car parking spaces. An appeal from the Boshart's Hillandale Estates Association (BHEA) was received on 6/26/19. The appellant believes that accessory uses should not be allowed on the site and the Temple's activities would be muted to religious assembly only. The City of Toledo Law**

**Department did a detailed analysis and has opined that the Toledo Municipal Code requires denial of the appeal. The Toledo City Plan Commission recommended approval. The Toledo City Council Zoning and Planning Committee heard the appeal on 7/17/19 and was advised to act as a quasi-judicial board. After listening to all testimony, the appeal was forwarded to the full council without recommendation.**

First reading was held on this ordinance at the Toledo City Council meeting of July 24, 2019.

**ITEM LIKELY TO BE RELIEVED OF COMMITTEE OF THE WHOLE:**

A-323-19      Appointments - Toledo-Lucas County Port Authority Board.

**My Position: Support.**

**Mr. David Mann was recommended by the Mayor to replace Mrs. Andrea Price. Mrs. Amy Hall was recommended by the Mayor to replace Mr. Bernard Culp. Mrs. Sharon Speyer was recommended for reappointment. All three individuals will serve four-year terms expiring on 7/31/23.**

Appointment confirmed at the Toledo City Council meeting of July 24, 2019.