



**CITY OF OMAHA  
CITY COUNCIL AGENDA  
TUESDAY, JUNE 28, 2022**

**LEGISLATIVE CHAMBERS @ 2:00 P.M.  
1819 Farnam Street, Omaha, NE 68183**

Agenda and materials are available online at:  
<https://cityclerk.cityofomaha.org/city-council/agendas>

Watch the meeting live here: <https://citycouncil.cityofomaha.org/view-council-meetings>

Instructions for virtual participation via Zoom can be found on the City Clerk's web page at [www.cityofomaha.org](http://www.cityofomaha.org).

\*Pre-registration is not required for anyone attending the meeting in person.

\*[Address waiver form](#)

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**CALL TO ORDER**

1. Roll Call
2. Pledge of Allegiance
3. Remarks by Councilmember Brinker Harding of District No. 6

**CERTIFICATION OF PUBLICATION – NOTIFICATION OF OPEN MEETING ACT**

4. City Clerk certifies publication in the Daily Record, the Official Newspaper of the City of Omaha on June 24, 2022, notice of the Pre-Council and Regular City Council Meetings, June 28, 2022.

A current copy of the Open Meeting Act is posted in a white binder on the east wall of the Legislative Chambers.

**PRESENTATIONS AND PROCLAMATIONS**

5. Presentations and Proclamations

A person is allowed to speak during the public hearing of any agenda item or if the person is invited to speak by a City Councilmember regarding an item on the agenda. A person shall not be allowed to address the City Council at any other time during a meeting. Public hearings shall be conducted in the following manner: The presiding officer may invite the applicant/representative for an item to speak and/or make a presentation before the public hearing is opened. The presiding officer will then open the public hearing and call for proponents and then opponents. After all speakers have spoken, the presiding officer may provide the applicant/representative an opportunity for rebuttal. The presiding officer will then close the public hearing. The presiding officer shall determine the amount of time for speakers.

## **PLANNING ITEMS WITH PLANNING BOARD ATTACHMENTS**

### **PEGASUS**

6. ORD. 42974 – An ordinance to rezone property located southwest of 132nd and Fort Streets from R6 – Low-Density Multiple-Family Residential District to MU – Mixed Use District – (First Reading June 7, 2022; Second Reading June 14, 2022; Third Reading, Public Hearing and Vote June 28, 2022) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
  - A. Planning Board and Planning Department recommend approval – [see attached](#).
7. ORD. 42975 – An ordinance to repeal the PUD-Planned Unit Development Overlay District in a R6-Low-Density Multiple-Family Residential District, for property located southwest of 132nd and Fort Streets – (First Reading June 7, 2022; Second Reading June 14, 2022; Third Reading, Public Hearing and Vote June 28, 2022) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
  - A. Planning Board and Planning Department recommend approval – [see attached](#).
8. ORD. 42976 – An ordinance to approve a Major Amendment to a Mixed Use District Development Agreement for Pegasus, located southwest of 132nd and Fort Streets, between the City of Omaha and Dr. Terry Bolamperti, providing site development standards – (First Reading June 7, 2022; Second Reading June 14, 2022; Third Reading, Public Hearing and Vote June 28, 2022) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
  - A. Planning Board and Planning Department recommend approval – [see attached](#).

### **WESTBURY CREEK**

9. ORD. 42977 – An ordinance to rezone property located south of 213th and I Streets from AG-Agricultural District to R4-Single-Family Residential District (High-Density) – (First Reading June 7, 2022; Second Reading June 14, 2022; Third Reading, Public Hearing and Vote June 28, 2022) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
  - A. Planning Board and Planning Department recommend approval – [see attached](#).
10. RES. 2022-0539 – Res. that, the Final Plat entitled Westbury Creek (Lots 175-338, Outlots G-I), a subdivision outside city limits, located south of 213th and I Streets, is hereby approved and accepted. The applicant is Gerald Torczon, Richland Homes LLC – Outside City Limits – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
  - A. Planning Board and Planning Department recommend approval – [see attached](#).
11. RES. 2022-0540 – Res. that, the Subdivision Agreement among the City of Omaha, Richland Homes, LLC, Westbury Creek Homeowners Association, and Sanitary and Improvement District (S.&I.D.) 578 of Douglas County, Nebraska, as recommended by the Mayor, is hereby approved. The Subdivision is to be known as Westbury Creek (Lots 175-338 and Outlots G-I) and is located south of 213th and I Streets – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

## **REDWOOD WENNINGHOFF**

12. ORD. 42978 – An ordinance to rezone property located northeast of Sorensen Parkway and Wenninghoff Road from R4-Single Family Residential District (High Density) to R6-Low-Density Multiple-Family Residential District – (First Reading June 7, 2022; Second Reading June 14, 2022; Third Reading, Public Hearing and Vote June 28, 2022) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
  - A. Planning Board and Planning Department recommend approval – [see attached](#).
13. ORD. 42979 – An ordinance to approve a PUD-Planned Unit Redevelopment Overlay District, located Northeast of Sorensen Parkway and Wenninghoff Road, to approve the Development Plan – (First Reading June 7, 2022; Second Reading June 14, 2022; Third Reading, Public Hearing and Vote June 28, 2022) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
  - A. Planning Board and Planning Department recommend approval – [see attached](#).
14. RES. 2022-0541 – Res. that, the Final Plat entitled Redwood Wenninghoff, a subdivision outside city limits, located northeast of Sorensen Parkway and Wenninghoff Road, is hereby approved and accepted. The applicant is Redwood USA LLC – Outside City Limits – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
  - A. Planning Board and Planning Department recommend approval – [see attached](#).
15. RES. 2022-0542 – Res. that, the Subdivision Agreement between the City of Omaha and Redwood Omaha Wenninghoff Road NE P1 LLC, as recommended by the Mayor, is hereby approved. The Subdivision is to be known as Redwood Wenninghoff (Lots 1-2 and Outlot A) and is located northeast of Sorensen Parkway and Wenninghoff Road – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

## **TAX INCREMENT FINANCING (TIF) PROJECT PLAN RESOLUTION**

16. RES. 2022-0411 – Res. that, the Community Innovation Campus Tax Increment Financing (TIF) Redevelopment Project Plan, for the redevelopment project site located at 1127 North 20th Street, which proposes to rehabilitate a vacant 19,060 square foot building for use as a community kitchen and dietary call center. The kitchen will serve the community nutrition needs of CHI's existing facilities, and authorizes the City's participation through the allocation of TIF in an amount up to \$385,000.00, plus accrued interest, to offset TIF eligible expenses including, but not limited to acquisition, site work, building rehabilitation construction costs, architectural and engineering costs, and public improvements as required, containing a provision for the division of ad valorem taxes as authorized by Section 18-2147 through 18-2150, Revised Statutes of Nebraska, as analyzed and determined to be in conformance with the Community Development Law and as recommended by the City Planning Department, be and hereby is approved – [see attached](#). **(POSTPONED FROM THE MAY 17, 2022 CITY COUNCIL MEETING, PUBLIC HEARING AND VOTE TODAY)**
  - A. Request from the applicant to postpone this item to the June 28, 2022 City Council meeting – [see attached](#).

## **SPECIAL USE PERMITS**

17. RES. 2022-0543 – Res. that, the Special Use Permit application submitted by Ravi, LLC for a Special Use Permit to allow Large group living in the LC-Limited Commercial District located at 2110 Papillion Parkway, Omaha, Nebraska, is hereby approved and the Permits and Inspection Division is directed to issue the necessary permit therefor, provided the conditions set out in Exhibit "A" of the referenced application, conditions set out in Exhibit "B", and all applicable local or state statutes, ordinances or regulations are complied with; and that the proposed Special Use Permit has been reviewed and evaluated pursuant to, and meets each of, the criteria set forth in Section 55-885 of the Omaha Municipal Code – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).
18. RES. 2022-0544 – Res. that, the Special Use Permit application submitted by New Cingular Wireless PCS for a Special Use Permit to allow a Broadcast tower in the DR District, along with a waiver to Section 55-108, Height, to allow a 100 foot tall tower (property is located within the FF-Flood Fringe Overlay District)., located 4615 North 120th Street, Omaha, Nebraska, is hereby approved and the Permits and Inspection Division is directed to issue the necessary permit therefor, provided the conditions set out in Exhibit "A" of the referenced application, conditions set out in Exhibit "B", and all applicable local or state statutes, ordinances or regulations are complied with; and that the proposed Special Use Permit has been reviewed and evaluated pursuant to, and meets each of, the criteria set forth in Section 55-885 of the Omaha Municipal Code – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).
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## **LIQUOR**

19. RES. 2022-0634 – Class C Liquor License for JoJos, LLC, dba "JoJos Diner", located at 1213 Harney Street, Suite A. (New application, New location). Notice was posted on the property on 05-26-2022; Notification was sent to property owners within 500 feet on 06-17-2022 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
20. RES. 2022-0635 – Class IK Liquor License for Jewish Federation of Omaha, Inc., dba "Rose Blumkin Jewish Home", located at 333 South 132nd Street. (New application, New location). Notice was posted on the property on 06-21-2022; Notification was sent to property owners within 500 feet on 06-17-2022 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
- A. Communication from the Planning Department – [see attached](#).  
B. Communication in support – [see attached](#).
21. RES. 2022-0636 – Class I Liquor License for Sushi N Go, LLC, dba "Sushi N Go", located at 3302 "Q" Street. (New application, New location). Notice was posted on the property on 06-22-2022; Notification was sent to property owners within 500 feet on 06-17-2022 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

22. RES. 2022-0637 – Class D Liquor License for Saga Properties, LLC, dba “Dual Stop Sorensen”, located at 5920 Sorensen Pkwy. (New application, Old location). Present licensee is OH Rhim Shrim, Inc., who has a Class “D” Liquor License – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
23. RES. 2022-0638 – Liquor License Addition Application – Pacific Cellars, LLC, dba “Pacific Cellars”, located at 17919 Pierce Plaza, requests permission for an addition to their present Class “C” Liquor License location of an outdoor area approx. 29’ x 8’ to the North. Notice was posted on the property on 06-21-2022; Notification was sent to property owners within 500 feet on 06-17-2022 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
- A. Communication from the Planning Department – [see attached](#).  
B. Communications in opposition – [see attached](#).
24. RES. 2022-0639 – Liquor License Addition Application – Wine Beer & Spirits, LLC, dba “Wine Beer & Spirits”, located at 3435 Oakview Drive, requests permission for an addition to their present Class “C” Liquor License location of an outdoor area approx. 221’ x 91’ to the west. Notice was posted on the property on 06-07-2022; Notification was sent to property owners within 500 feet on 06-17-2022 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
- A. Communication from the Planning Department – [see attached](#).

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## **CONSENT AGENDA**

(Any member of the City Council may cause any item placed on the Consent Agenda to be removed. Items removed from the Consent Agenda shall be taken up by the City Council immediately following the Consent Agenda in the order in which they were removed unless otherwise provided by the City Council Rules of Order.)

(The public hearing on Agenda Items 25 through 35 was held on June 14, 2022.)

25. SPECIAL ORD. 10320 – An ordinance levying a special tax and assessment on all lots and pieces of real estate within Street Improvement Project (SIP) 2019-05, in the City of Omaha, to cover the cost of constructing and improving Poppleton Avenue, from South 78th Street to South 78th Avenue, in Portland cement concrete – (First Reading June 7, 2022; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).
26. SPECIAL ORD. 10321 – An ordinance levying a special tax and assessment on all lots and pieces of real estate within Street Improvement District (SID) 2019-01, in the City of Omaha, to cover the cost of constructing and improving Emmet Street, from North 83rd Street to its terminus west of North 85th Street, in Portland cement concrete – (First Reading June 7, 2022; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).

27. SPECIAL ORD. 10322 – An ordinance levying a special tax and assessment on all lots and pieces of real estate within Street Improvement District (SID) 2019-06, in the City of Omaha, to cover the cost of constructing and improving Walnut Street, from South 76th Street to South 78th Street, in Portland cement concrete – (First Reading June 7, 2022; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).
28. ORD. 42983 – An ordinance vacating 13,346 square feet of North 39th Street and 5,228 square feet of an alley adjacent to Lots 6 to 10 and south 25 feet of Lot 5, Block 4, Kilby Place Addition in the City of Omaha, Douglas County, Nebraska; providing for the reversion or transfer of the same – (First Reading June 7, 2022; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
29. ORD. 42984 – An ordinance approving a redevelopment and Tax Increment Financing (TIF) Redevelopment Agreement between the City of Omaha and Elmwood Townhomes, LLC, to implement the Elmwood Townhomes Tax Increment Financing (TIF) Redevelopment Project Plan for a redevelopment project site located southeast of Leavenworth and South 54th Streets, which proposes the new construction of a 19 unit townhouse development; the agreement authorizes the use of up to \$1,657,032.00, plus accrued interest, in excess ad valorem taxes (TIF) generated by the development to help fund the cost of the project – (First Reading June 7, 2022; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).
30. ORD. 42985 – An ordinance approving a redevelopment and Tax Increment Financing (TIF) Redevelopment Agreement between the City of Omaha and MH Ozone II, LLC, to implement the MH Landing Lot 5 Tax Increment Financing (TIF) Redevelopment Project Plan for a redevelopment project site located at 3321 South 72nd Street, which proposes the new construction of a 5,663 square foot one story office building to include 2,134 square feet of warehousing space for materials related to the operations of the hotels of VMM Properties, LLC; the agreement authorizes the use of up to \$390,000.00, plus accrued interest, in excess ad valorem taxes (TIF) generated by the development to help fund the cost of the project – (First Reading June 7, 2022; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).
31. ORD. 42986 – An ordinance approving a redevelopment and Tax Increment Financing (TIF) Redevelopment Agreement between the City of Omaha and RH Land Management Company, LLC, a Nebraska limited liability company, to implement the Shirley Tyree Theater Tax Increment Financing (TIF) Redevelopment Project Plan for a redevelopment project site located at 2401 North 24th Street, which proposes the 4,392 square foot building be thoroughly renovated for use as a black box theater, and an addition of about 4,300 square feet will be added to the east of the existing building.; the agreement authorizes the use of up to \$354,672.00, plus accrued interest, in excess ad valorem taxes (TIF) generated by the development to help fund the cost of the project – (First Reading June 7, 2022; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).
- A. Communications in support – [see attached](#).



32. ORD. 42987 – An ordinance to approve an Agreement between the City of Omaha and the Elkhorn Public Schools for the City to provide, through its assignment, one Associate School Resource Officer and a marked police cruiser, subject to the availability of such cruiser and Elkhorn’s needs, to the Elkhorn Public Schools at a specifically designated location, involving appropriations of more than one fiscal year in conformity with Section 5.17 of the Home Rule Charter, to perform police work at the District property twenty (20) hours per week while school is in session during the regular school year, from the first day of the semester of August, 2022 and ending at the close of the 2022 – 2023 school year; reimbursement from the Elkhorn Public Schools to the City will be in the amount of \$35.00 per hour for the officer, not to exceed \$27,451.00 – (First Reading June 7, 2022; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).
33. ORD. 42988 – An ordinance in accordance with Section 5.10 of the Home Rule Charter of the City of Omaha, 1956, as amended, to transfer \$5,961,163.00 in unencumbered appropriations in the 2022 Budget of the City of Omaha from the Wage Adjustment account to the City departments; and to fix the effective date hereof to be immediately upon passage in accordance with Section 2.12 of the Home Rule Charter of the City of Omaha, 1956, as amended – (First Reading June 7, 2022; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).
34. ORD. 42973 – An ordinance approving a Redevelopment Agreement by and between the City of Omaha and Harrison at Saddle Creek, LLC, and its successors or assigns, for the for the redevelopment of various properties within the Saddle Creek District, an area generally along North Saddle Creek Road, from Radial Highway to the roundabout; which redevelopment will include the construction of an approximately 160 unit multifamily buildings, together with 7,100 square feet of retail space; includes the City’s commitment to reimburse expenses for sewer relocation, up to \$3.5 million dollars, and other such public improvements – (First Reading May 24, 2022/June 7, 2022; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).
35. ORD. 42991 – An ordinance to approve a Forbearance Agreement and Deed in Lieu of Foreclosure Agreement in relation to the Sublease and Purchase Agreement between the City of Omaha and Omaha Hotel, LLC, for the sublease and installment sale of certain real property located at 1001 Cass Street, commonly known as the Omaha Hilton Hotel; and a Subordination and Intercreditor Agreement between the City of Omaha, Omaha Hotel, LLC and Northwest Bank – (First Reading June 7, 2022; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).

**(MOTION NEEDED THAT THE ORDINANCES ON THE CONSENT AGENDA BE APPROVED)**

(The public hearings on Agenda Items 36 through 67 are today. If you wish to address the City Council regarding these items, please come to the microphone, indicate the Agenda Item Number you wish to address, identify yourself by your name, address, who you represent, and if you are a proponent or opponent.)

**CONSENT AGENDA – RESOLUTIONS**

36. RES. 2022-0640 – Liquor License Manager Application – Apple Ten Hospitality Management, Inc., dba “Hampton Inn & Suites Omaha Downtown”, 1212 Cuming Street and Homewood Suites Omaha Downtown”, 1314 Cuming Street, request permission to appoint Anjanette M. Mercer manager to their present Class “C” Liquor License locations – [see attached](#).

37. RES. 2022-0641 – Liquor License Manager Application – Blazin Wings, Inc., dba “Buffalo Wild Wings 39”, 205 North 76th Street, request permission to appoint Edward R. Bauer manager to their present Class “I” Liquor License locations – [see attached](#).
38. RES. 2022-0642 – Liquor License Manager Application – Blazin Wings, Inc., dba “Buffalo Wild Wings 712”, 13214 West Maple Road, request permission to appoint Micaela J. McGovern manager to their present Class “I” Liquor License locations – [see attached](#).
39. RES. 2022-0643 – Liquor License Manager Application - CCW, LLC, dba “HuHot Mongolian Grill”, request permission to appoint Caleb A. James manager to their present Class “I” Liquor License locations located at 990 South 72nd Street; 2101 North 120th Street, Suites C6 & C7 and 17660 Wright Street, Suite 12 – [see attached](#).
40. RES. 2022-0644 – Liquor License Manager Application – Omaha JE5, LLC, dba “Jimmy’s Egg – Omaha #5”, 17725 Welch Plaza, Suite F, request permission to appoint Jeffrey A. Hanselmann manager to their present Class “I” Liquor License locations – [see attached](#).
41. RES. 2022-0609 – Res. that, as recommended by the Mayor, the Finance Department is authorized to pay the costs according to actual use for joint barricade services to Todco, LLC, in the estimated amount of \$850,000.00, from the Street Allocation Fund 12131, Barricades Organization 116181 – [see attached](#).
42. RES. 2022-0610 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to AFL, LLC, in the amount of \$104,685.00, for the purchase of three (3) SUVs, to be utilized by the Missouri River Water Resource Recovery Facility. (The Finance Department is authorized to pay the cost of this purchase from the Sewer Revenue Fund 21121, Missouri Resource Recovery Facility Maintenance Organization 116613, year 2022 funding.) – [see attached](#).
43. RES. 2022-0611 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to AFL, LLC, in the amount of \$69,790.00, for the purchase of two (2) SUVs, to be utilized by the Facilities Management Division. (The Finance Department is authorized to pay the cost of this purchase from the General Fund 11111, Contract Administration Organization 116261, year 2022 funding.) – [see attached](#).
44. RES. 2022-0612 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to Coreslab Structures (Omaha) Inc., in the amount of \$977,842.00, for the purchase of one (1) Precast Structure, as part of OPW 54126, being the Papillion Creek WRRF Biosolids and Energy Improvements 2022 – Biogas Conditioning Project. (The Finance Department is authorized to pay the cost of this purchase from the Sewer Revenue Improvements Bond Fund 21124, Capital Asset Replacement Program Organization 116913; Sewer Revenue Bonds will be issued to finance this project.) – [see attached](#).
45. RES. 2022-0613 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to Superior Industrial Equipment, LLC, in the amount of \$34,239.00, for the purchase of a replacement 75 horse power motor and motor stand, to be utilized by the Missouri River Water Resource Recovery Facility. (The Finance Department is authorized to pay the cost of this purchase from the Sewer Revenue Fund 21121, Missouri Resource Recovery Facility Mtce Organization 116613, year 2022 funding.) – [see attached](#).



46. RES. 2022-0614 – Res. that, as recommended by the Mayor, the contract with Cox Contracting Co., Inc., in the amount of \$678,000.00, for OPW 54334, being the W. Dale Clark Library Building Demolition Project, is hereby approved. (The Finance Department is authorized to pay the cost of \$678,000.00, from the General Fund 11111, Library Facilities Capital Organization 131593, year 2022 expenditure.) – [see attached](#).
47. RES. 2022-0615 – Res. that, as recommended by the Mayor, the City Council concurs with the bid award to Commonwealth Electric Company of the Midwest, in the amount of \$4,127,722.77, with the City's local share in the amount of \$825,544.55, for Project MAPA-28(132), State Control No. 22728B, and OPW 53299, being the Signal Infrastructure Phase B3 Project. (To be paid from the 2018 Transportation Bond Fund 13185, Transportation Bonds Organization 117117, in accord with the approved Program Agreement with NDOT for the project. The City Council hereby authorizes the Mayor and City Clerk to sign the construction contract documents on behalf of the City of Omaha, and that the Mayor and City Clerk are also authorized to sign the NDOT documents) – [see attached](#).
48. RES. 2022-0616 – Res. that, as recommended by the Mayor, Change Order No. 5 for OPW 53517, being the Improvements to Digester #1 in MoRiver WRRF Project with Hawkins Construction Company, in the amount of \$221,327.00, for additional work, is hereby approved. (The Finance Department is authorized to pay an additional sum of \$221,327.00, for this change order, from the Sewer Revenue Improvements Fund 21124, Capital Asset Replacement Program Organization 116913; Sewer Revenue Bonds will be issued to finance this project.) – [see attached](#).
49. RES. 2022-0617 – Res. that, as recommended by the Mayor, Change Order No. 5 with Eriksen Construction Company, Inc., in the amount of \$728,241.38, for additional work on OPW 52472, being the Burt IZard Lift Station Improvements Project, is hereby approved. (The Finance Department is authorized to pay an additional sum of \$728,241.38 for this change order, to be paid from the Sewer Revenue Improvements Fund 21124, CSO Control Implementation Organization 116918, year 2022 expenditure, Sewer Revenue Bonds will be issued to finance this project.) – [see attached](#).
50. RES. 2022-0618 – Res. that, as recommended by the Mayor, Amendment No. 1 to the Professional Services Agreement with HDR Engineering, Inc., in the amount of \$6,696,539.00, for construction management services on OPW 53441, being the Facilities Masterplan Study for the City's WRRF's Project, is hereby approved. (The Finance Department is authorized to pay the additional fee not to exceed \$6,696,539.00, from the Sewer Revenue Improvements Bond Fund 21124, Capital Asset Replacement Program Organization 116913; Sewer Revenue Bonds will be issued to finance this project.) – [see attached](#).
51. RES. 2022-0619 – Res. that, as recommended by the Mayor, the Professional Services Agreement with Embris Group, LLC, in the amount of \$92,945.00, to provide professional engineering services on OPW 54110, being the City Wide Lift Station Replacement No.3 Project, is hereby approved. (The Finance Department is authorized to pay a fee not to exceed \$92,945.00, from the Sewer Revenue Improvements Bond Fund 21124, Capital Asset Replacement Program Organization 116913; Sewer Revenue Bonds will be issued to finance this project.) – [see attached](#).

52. RES. 2022-0620 – Res. that, as recommended by the Mayor, the Professional Services Agreement with Thiele Geotech, Inc., in the amount of \$60,981.00, to provide professional engineering services to review and update the City's Standard Concrete Specifications, is hereby approved. (The Finance Department is authorized to pay a fee not to exceed \$60,981.00, from the Street Allocation Fund 12131, Engineering Organization 116132.) – [see attached](#).
53. RES. 2022-0621 – Res. that, per NEB. REV. STAT. §39-1359, the City of Omaha officially designates the temporary use of County Road 17 (State Street/Lake Cunningham Road) from Wenninghoff Road to 72nd Street, 72nd Street from County Road 17 (State Street/Lake Cunningham Road) to State Highway 36 and State Highway 36 from 72nd Street to 108th Street, recurring on an annual basis, for the entire route of the Mimran Event Management's special event, the Omaha Triathlon – [see attached](#).
54. RES. 2022-0622 – Res. that, per NEB. REV. STAT. §39-1359, the City of Omaha officially designates the temporary use of State Highway 64 from 52nd Street to 63rd Street on September 22, 2022, between the hours of 1:30 p.m. and 3:00 p.m., for the entire route of the Benson High School Homecoming Parade – [see attached](#).
55. RES. 2022-0623 – Res. that, the Omaha-Council Bluffs Consortium Consolidated Submission for Community Planning and Development Programs Consolidated Plan - 2022 Action Plan is hereby approved. Upon receipt from the U.S. Department of Housing and Urban Development, the Mayor is authorized to execute the Funding Approval/Agreements for the Fiscal Year 2022 Community Development Block Grant, HOME Investment Partnerships, and Emergency Shelter Grant Programs – [see attached](#).
56. RES. 2022-0624 – Res. that, the Agreement, as recommended by the Mayor, between the City of Omaha and Youth Emergency Services, in the total amount of \$74,994.00 for the provision of outreach and referral services to homeless and near homeless youth, ages 12 to 21, in the Omaha area through the Youth Street Outreach Program for the period from January 1, 2022 through December 31, 2022, is hereby approved. (Funds shall be paid from the 2021 Community Development Block Grant, YES Youth Homeless Prevention 2021 Fund, Fund No. 12186, Organization No. 128072, Award No. 100864.) – [see attached](#).
57. RES. 2022-0631 – Res. that, the Agreement, as recommended by the Mayor, between the City of Omaha and Nebraska Enterprise Fund, in the total amount of \$297,335.77 to provide operating support for the administration of the Micro and Small Business Recovery Program due to the COVID-19 crisis for the period from June 1, 2022 through June 1, 2023, is hereby approved. (Funds shall be paid from the FY 2019 Nebraska Enterprise Fund Business Support 2020, Fund No. 12162, Organization No. 130812.) – [see attached](#).
58. RES. 2022-0625 – Res. that, as recommended by the Mayor, Change Order No. 1, in the total amount of \$48,515.00 to JEO Consulting to provide professional engineering services to develop construction documents for the repair of the disc golf pedestrian bridge at Seymour Smith Park, is hereby approved. (The Finance Department is authorized to pay the total amount of \$48,515.00 from the 2018 Parks and Recreation Fund 13357, Organization No. 117317, Parks and Cultures Bonds, Project I.D. No. 2009P513.) – [see attached](#).

59. RES. 2022-0626 – Res. that, as recommended by the Mayor, the bid in the total amount of \$446,375.00 from Dredge America, Inc. to provide dredging of the Riverfront Marina, which was damaged due to the March 2019 flood event, located at Lewis and Clark Landing, being the lowest bid received within bid specifications, is hereby accepted. (The Purchasing Agent is authorized to issue a purchase order in conformance herewith; and the Finance Department is authorized to pay the Funds in the amount of \$446,375.00 to Dredge America, Inc., from the 2018 Parks and Recreation Fund 13357, Organization No. 117317, Parks and Cultures Bonds, Project I.D. No. 2000P505, the City of Omaha will be reimbursed by Federal Emergency Management Agency (FEMA).) – [see attached](#).
60. RES. 2022-0633 – Res. that, as recommended by the Mayor, the Professional Services Agreement in the total amount of \$24,730.00 for Big Muddy Workshop, Inc. to perform professional services for the Omaha Riverfront Trail Phase 4 Rebid Project located between Abbott and Gallup Drive to Abbott and East Locust Avenue, Omaha, Nebraska, for Parks, Recreation, and Public Property Department, is hereby approved. (The Finance Department is authorized to pay the total amount of \$24,430.00 from the 2018 Parks and Recreation Fund No. 13357 and Organization No. 117317, Parks and Culture Bond, Project I.D. No. 2014P110.) – [see attached](#).
61. RES. 2022-0627 – Res. that, as recommended by the Mayor, in accordance with Section 5.16 of the Home Rule Charter of the City of Omaha, 1956, Omaha Public Library is hereby authorized to purchase unique or non-competitive articles or services from OverDrive, Inc. in an amount not to exceed \$80,000.00 during the period of January 1, 2022 through December 31, 2022. (The Finance Department is authorized to pay \$80,000.00 for the cost of purchases from the 2022 Trust Fund 12114, Organization 123024.) – [see attached](#).
62. RES. 2022-0628 – Res. that, as recommended by the Mayor, the purchase based upon the quote of Husker Auto Group in the amount of \$626,168.07 for 31 Year 2023 Chevy Malibu 4-door sedans with extra key fobs, which represents Nebraska State Contract bid pricing, having been determined to be the best available current price for the Chevy Malibu sedans, is hereby approved. (The Finance Department is authorized to pay \$18,215.00 of the cost of the Chevy Malibu sedans from the Omaha Police Department, Year 2021, General Fund 11111, Organization 113141 Fleet/Facilities, Account 47031 Vehicles Small Law Enforcement Only, and the remaining amount of \$607,953.07 from the Omaha Police Department, Year 2022, General Fund 11111, Organization 113141 Fleet/Facilities, Account 47031 Vehicles Small Law Enforcement Only.) – [see attached](#).
63. RES. 2022-0629 – Res. that, as recommended by the Finance Director and Mayor, the donation of two mobile microphones, 30 portable microphones, 40 batteries, 19 single bank chargers, 10 multi bank chargers, 25 antennas, and 23 belt clips unusable for City purposes as provided in Section 5.21 of the Home Rule Charter, to Cass County Emergency Management, is hereby approved – [see attached](#).
64. RES. 2022-0630 – Res. that, the reappointment by Mayor Jean Stothert of Robert C. Peters, resident, to be a member of the Downtown Business Improvement Area Board to serve from June 28, 2022 until his term shall expire on June 27, 2025, is hereby confirmed by the City Council – [see attached](#).

65. RES. 2022-0648 – Res. that, as recommended by the Mayor, the contract in the total amount of \$20,463.93 from PowerDMS to purchase 699 annual subscriptions to the PowerDMS document management software, commencing July 9, 2022 and ending July 8, 2023, to be utilized by the Omaha Fire Department, is hereby accepted. (The Purchasing Agent is authorized to issue a purchase order in conformance herewith, and the Finance Department is authorized to pay \$20,463.93 from the Omaha Fire Department General Fund 11111, Organization 114515, Account 43317.) – [see attached](#).
66. RES. 2022-0646 – Res. that, as recommended by the Mayor, an Agreement between Owner and Construction Manager as Constructor with Ronco Construction Company, Inc., to provide preconstruction and construction services associated with the W. Dale Clark (Main) Library relocation at 1401 Jones Street, in the amount of \$10,000.00, billable only upon establishment and acceptance of a Guaranteed Maximum Price, is hereby approved – [see attached](#).
67. RES. 2022-0647 – Res. that, as recommended by the Mayor, an Agreement between Owner and Construction Manager as Constructor with The Weitz Company, to provide preconstruction and construction services associated with the W. Dale Clark (Main) Library relocation at 3020 S 84th Street, in the amount of \$0.00, is hereby approved – [see attached](#).

**(MOTION NEEDED THAT THE RESOLUTIONS ON THE CONSENT AGENDA BE APPROVED)**

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### **ORDINANCES ON FINAL READING**

68. SPECIAL ORD. 10323 – An ordinance levying a special tax and assessment on all lots and pieces of real estate within Street Improvement District (SID) 6881, in the City of Omaha, to cover the cost of constructing and improving Ridgewood Avenue from Poppleton Avenue to Hickory Street, in Portland cement concrete – (First Reading June 7, 2022; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#). **(VOTE TODAY)**
- A. Amendment of the Whole requested by the Law Department – [see attached](#).  
B. Communication in opposition – [see attached](#).
69. SPECIAL ORD. 10324 – An ordinance levying a special tax and assessment on all lots and pieces of real estate within Street Improvement District (SID) 6883, in the City of Omaha, to cover the cost of constructing and improving Woolworth Avenue from South 80th Street to Ridgewood Avenue, in Portland cement concrete – (First Reading June 7, 2022; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#). **(VOTE TODAY)**
- A. Amendment of the Whole requested by Councilmember Begley – [see attached](#).
70. ORD. 42989 – An ordinance to establish, pursuant to Section 40-251 of the Omaha Municipal Code, a Class “B” Flammable Liquids Storage District to be known as District No. B-211 at 7500 Mercy Road as requested by Bergan Mercy Hospital – (First Reading June 7, 2022; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#). **(VOTE TODAY)**

71. ORD. 42990 – An ordinance approving a Redevelopment Agreement by and between the City of Omaha, and the Omaha Streetcar Authority for the design, construction, maintenance, and operation of a modern streetcar; the installation of necessary public infrastructure and improvements; the establishment of various policies, procedures and guidelines for the grant and use of tax increment financing that support the authorization of up to \$356,400,000, plus accrued interest, in excess ad valorem taxes generated by the increases in incremental real estate valuations resulting from new and enhanced redevelopment projects within the urban core – (First Reading June 7, 2022; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#). **(VOTE TODAY)**

A. Communication in opposition – [see attached](#).

#### **2022 ANNEXATION PACKAGE**

72. ORD. 42980 – An ordinance extending the limits of the City of Omaha over certain land in Douglas County, Nebraska, and incorporating the same into and making the same a part of the City of Omaha, OPPD Service Center, located at 1101 North 180th Street – (First Reading June 7, 2022; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#). **(VOTE TODAY)**

73. ORD. 42981 – An ordinance extending the limits of the City of Omaha over certain land in Douglas County, Nebraska, and incorporating the same into and making the same a part of the City of Omaha, Pacific Renaissance, located northwest of 192nd and Pacific Streets – (First Reading June 7, 2022; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#). **(VOTE TODAY)**

74. ORD. 42982 – An ordinance extending the limits of the City of Omaha over certain land in Douglas County, Nebraska, and incorporating the same into and making the same a part of the City of Omaha, Methodist Women's Hospital, located northeast of 192nd Street and West Dodge Road – (First Reading June 7, 2022; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#). **(VOTE TODAY)**

A. Planning Board and Planning Department recommend approval – [see attached](#).

#### **RESOLUTION**

75. RES. 2022-0645 – Res. that, as recommended by the Mayor, the fiscal sponsorship agreement with the Omaha Development Foundation, in an amount not to exceed \$3,400,000.00, for the purposes of funding preliminary engineering and design work for a modern streetcar, is hereby approved. (The Finance Department is authorized to pay the cost of up to \$3,400,000, from the 2022 Parking and Mobility - Capital Fund 21136, Streetcar Fiscal Sponsorship Organization 116401, year 2022 expenditure.) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**



## **ORDINANCES ON SECOND READING**

76. ORD. 43007 – An ordinance approving the contract with Clean Harbors Environmental Services, Inc. for OPW 51340 being, Household Hazardous Waste Transportation and Disposal to be collected at Under the Sink, located at 4001 South 120th Street for a period of two years beginning on the date of award until August 31, 2022, with the exclusive option by the City to extend the contract for one additional one-year term; to provide for payments from appropriations of more than one year in accordance with Section 5.17 of the Home Rule Charter of 1956, as amended; to provide for payments from a specific account – (First Reading June 14, 2022; Second Reading and Public Hearing June 28, 2022; Third Reading July 19, 2022) – [see attached](#). **(PUBLIC HEARING TODAY)**
77. ORD. 43008 – An ordinance declaring the necessity of acquiring, for use by the City of Omaha, the necessary private property for the purpose of the Signal Infrastructure Phase D1 Project, identified as OPW 54093; providing that the City negotiate with the property owners for land acquisitions, permanent easements and temporary construction easements; providing that as to each specified parcel which cannot be obtained by negotiation, condemnation proceedings be undertaken and completed – (First Reading June 14, 2022; Second Reading and Public Hearing June 28, 2022; Third Reading July 19, 2022) – [see attached](#). **(PUBLIC HEARING TODAY)**
78. ORD. 43009 – An ordinance to approve an Amendment to the Urban Development Element of the Present Development Zone boundary to include a site generally located at 200th and Fort Street – (First Reading June 14, 2022; Second Reading and Public Hearing June 28, 2022; Third Reading July 19, 2022) – [see attached](#). **(PUBLIC HEARING TODAY)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).
79. ORD. 43010 – An ordinance approving a redevelopment and Tax Increment Financing (TIF) Redevelopment Agreement between the City of Omaha and Kentro Group (dba KRF Dodge LLC), to implement the Scouler Office Building Tax Increment Financing (TIF) Redevelopment Project Plan for a redevelopment project site located at 2027 Dodge Street, which proposes to rehabilitate the 87,828 square foot office structure and convert 27,304 square feet of gymnasium and event space to standard office space; the agreement authorizes the use of up to \$1,405,000.00, which includes capitalized interest, in excess ad valorem taxes (TIF) generated by the development to help fund the cost of the project – (First Reading June 14, 2022; Second Reading and Public Hearing June 28, 2022; Third Reading July 19, 2022) – [see attached](#). **(PUBLIC HEARING TODAY)**



80. ORD. 43011 – An ordinance to approve a contract between the City of Omaha and Westside Community Schools for the City to provide, through its assignment, one uniformed police officer and a marked police car to both the premises of Westside High School located at 87th and Pacific Street, and Westside Middle School located at 8601 Arbor Street, involving appropriations of more than one fiscal year in conformity with Section 5.17 of the Home Rule Charter, to perform police work at the District property each day that school is in session during the regular school year, not to exceed a 7.5 hour school day, from August 16, 2022 and ending at the close of the 2024 – 2025 school year; the reimbursement payment from the Westside Community Schools to the City for Year 2022-2023 will begin at \$176,675.20 and will not exceed \$181,958.40; for Year 2023-2024 will begin at \$181,958.40 and will not exceed \$187,408.00; and for Year 2024-2025 will begin at \$187,408.00 and will not exceed \$193,980.80 – (First Reading June 14, 2022; Second Reading and Public Hearing June 28, 2022; Third Reading July 19, 2022) – [see attached](#). **(PUBLIC HEARING TODAY)**
81. ORD. 43012 – An ordinance to approve a contract between the City of Omaha and the Elkhorn Public Schools for the City to provide, through its assignment, one uniformed police officer and a marked police car to the premises of Elkhorn High School, located at 711 Veterans Drive, involving appropriations of more than one fiscal year in conformity with Section 5.17 of the Home Rule Charter, to perform police work at the District property each day that school is in session during the regular school year, not to exceed a 7.5 hour school day, from August 16, 2022 and ending at the close of the 2024 - 2025 school year. The reimbursement payment from the Elkhorn Public Schools to the City for Year 2022-2023 will begin at \$88,337.60 and will not exceed \$90,979.20; for Year 2023-2024 will begin at \$90,979.20 and will not exceed \$93,704.00; and for Year 2024-2025 will begin at \$93,704.00 and will not exceed \$96,990.40 – (First Reading June 14, 2022; Second Reading and Public Hearing June 28, 2022; Third Reading July 19, 2022) – [see attached](#). **(PUBLIC HEARING TODAY)**
82. ORD. 43013 – An ordinance to approve a contract between the City of Omaha and the Millard Public Schools for the City to provide, through its assignment, one uniformed police officer and a marked police car to the premises of Millard North High School located at 1010 South 144th Street, Millard South High School located at 14905 “Q” Street, and Millard West High School located at 5710 South 176th Avenue; involving appropriations of more than one fiscal year in conformity with Section 5.17 of the Home Rule Charter, to perform police work at the District property each day that school is in session during the regular school year, not to exceed a 7.5 hour school day, from August 10, 2022 and ending at the close of the 2024 – 2025 school year. The reimbursement payment from the Millard Public Schools to the City for Year 2022-2023 will begin at \$265,012.80 and will not exceed \$272,937.60; for Year 2023-2024 will begin at \$272,937.60 and will not exceed \$281,112.00; and for Year 2024-2025 will begin at \$281,112.00 and will not exceed \$290,971.20 – (First Reading June 14, 2022; Second Reading and Public Hearing June 28, 2022; Third Reading July 19, 2022) – [see attached](#). **(PUBLIC HEARING TODAY)**

83. ORD. 43014 – An ordinance to approve the acceptance of and authorize disbursement over more than one fiscal year Grant Agreement #197-2023-VP8001 from the Nebraska Commission on Law Enforcement and Criminal Justice (Nebraska Crime Commission) in the amount of \$20,250.00, during the project period extending from July 1, 2022 to June 30, 2023 to fund the Omaha Police Department (OPD) Gang Unit Firearms DNA Testing Program to provide funding for the OPD to review and analyze DNA evidence in as many as 30 firearms cases; to authorize payment from such grant funding and involving appropriations of more than one year in conformity with Section 5.17 of the Home Rule Charter – (First Reading June 14, 2022; Second Reading and Public Hearing June 28, 2022; Third Reading July 19, 2022) – [see attached](#). **(PUBLIC HEARING TODAY)**
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### **NON-ACTION ITEMS**

(Items 84 through 124 do not require a public hearing or City Council consideration at the present meeting, but will be placed on a future agenda for a public hearing and City Council consideration. The reason for non-action is noted after the item on the agenda as well as the date the item is expected to appear on an agenda for City Council consideration.)

(CITY COUNCIL WILL NOT MEET ON JULY 5, 2022 AND JULY 12, 2022)

### **DAYBREAK**

84. ORD. 43005 – An ordinance to rezone property located Northeast of 192nd and Fort Streets from AG-Agricultural District to DR-Development Reserve District – (First Reading June 14, 2022; **Second Reading June 28, 2022**; Third Reading, Public Hearing and Vote July 19, 2022) – [see attached](#).
85. ORD. 43006 – An ordinance to rezone property located Northeast of 192nd and Fort Streets from AG-Agricultural District to R4-Single Family Residential District (High Density) – (First Reading June 14, 2022; **Second Reading June 28, 2022**; Third Reading, Public Hearing and Vote July 19, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
86. RES. 2022-0573 – Res. that, the Final Plat entitled Daybreak (Lots 1-117, Outlots A-C), a subdivision outside the city limits, located Northeast of 192nd and Fort Streets, is hereby approved and accepted. The applicant is BSR-FW, LLC – Outside City Limits – [see attached](#). **(LAID OVER TO THE JULY 19, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEMS 84 AND 85)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).
87. RES. 2022-0574 – Res. that, the Subdivision Agreement among the City of Omaha, Daybreak, LLC, Daybreak Homeowners Association, and Sanitary and Improvement District (S.&I.D.) 619 of Douglas County, Nebraska, as recommended by the Mayor, is hereby approved. The Subdivision is to be known as Daybreak (Lots 1-117 and Outlots A-C) and is located northeast of 192nd and Fort Streets – [see attached](#). **(LAID OVER TO THE JULY 19, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEMS 84 AND 85)**

## **CAPRIANA**

88. ORD. 43018 – An ordinance to rezone property located west of 210th and Emmet Streets from AG – Agricultural District to R5 – Urban Family Residential District – (**First Reading June 28, 2022**; Second Reading July 19, 2022; Third Reading, Public Hearing and Vote July 26, 2022) – [see attached](#).
89. ORD. 43019 – An ordinance to rezone property located west of 210th and Emmet Streets from AG – Agricultural District to R6 – Low-Density Multiple-Family Residential District – (**First Reading June 28, 2022**; Second Reading July 19, 2022; Third Reading, Public Hearing and Vote July 26, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
90. ORD. 43020 – An ordinance to approve a PUD-Planned Unit Development Overlay District, located west of 210 and Emmet Streets, to approve the Development Plan – (**First Reading June 28, 2022**; Second Reading July 19, 2022; Third Reading, Public Hearing and Vote July 26, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
91. RES. 2022-0607 – Res. that, the Final Plat entitled Capriana, a subdivision inside city limits, located west of 210th and Emmet Streets, is hereby approved and accepted. The applicant is Apogee Professional Services – Inside City Limits – [see attached](#). (**LAI D OVER TO THE JULY 26, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEMS 88-90**)
- A. Planning Board and Planning Department recommend approval – [see attached](#).
92. RES. 2022-0608 – Res. that, the Subdivision Agreement among the City of Omaha, MRES Capriana Holdings, LLC, and The Capriana Owners Association, Inc., as recommended by the Mayor, is hereby approved. The Subdivision is to be known as Capriana (Lots 1-12 and Outlots A-D) and is located west of 210th and Emmet Streets – [see attached](#). (**LAI D OVER TO THE JULY 26, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEMS 88-90**)

## **PLANNING ORDINANCES ON SECOND READING WITH PLANNING BOARD ATTACHMENTS**

93. ORD. 42992 – An ordinance to rezone property located at 2106 South 42nd Street from R4(35)-Single-Family Residential District (High-Density) to R5-Urban Family Residential District – (First Reading June 14, 2022; **Second Reading June 28, 2022**; Third Reading, Public Hearing and Vote July 19, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
94. ORD. 42993 – An ordinance to rezone property located at 3106 South 3rd Street from R4(35)-Single-Family Residential District (High-Density) to R5-Urban Family Residential District – (First Reading June 14, 2022; **Second Reading June 28, 2022**; Third Reading, Public Hearing and Vote July 19, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).

95. ORD. 42994 – An ordinance to rezone property located at 10935 Mockingbird Drive from CC – Community Commercial District to GI – General Industrial District – (First Reading June 14, 2022; **Second Reading June 28, 2022**; Third Reading, Public Hearing and Vote July 19, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
96. ORD. 42995 – An ordinance to rezone property located at 10435 North 84th Street from AG-Agricultural District to DR-Development Reserve District (Property is located within the ED Environmental Resources Overlay District) – (First Reading June 14, 2022; **Second Reading June 28, 2022**; Third Reading, Public Hearing and Vote July 19, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
97. ORD. 42996 – An ordinance to amend the boundaries of the MCC-Major Commercial Corridor Overlay District, to incorporate into that district the property located southwest of 192nd Street and Grant Avenue – (First Reading June 14, 2022; **Second Reading June 28, 2022**; Third Reading, Public Hearing and Vote July 19, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
98. ORD. 42997 – An ordinance to amend the boundaries of the MCC-Major Commercial Corridor Overlay District, to incorporate into that district the property located at 5203 and 5213 Leavenworth Street – (First Reading June 14, 2022; **Second Reading June 28, 2022**; Third Reading, Public Hearing and Vote July 19, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
99. ORD. 42998 – An ordinance to approve a Major Amendment to a PUR-Planned Unit Redevelopment Overlay District located southwest of 44th and Douglas Streets, to approve the Development Plan – (First Reading June 14, 2022; **Second Reading June 28, 2022**; Third Reading, Public Hearing and Vote July 19, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
100. ORD. 42999 – An ordinance to amend the boundaries of the ACI–Area of Civic Importance Overlay District, to incorporate into that district the property located at 2602 North 24th Street – (First Reading June 14, 2022; **Second Reading June 28, 2022**; Third Reading, Public Hearing and Vote July 19, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
101. ORD. 43000 – An ordinance to rezone the property located at 5100 South 93rd Street from R3-Single-Family Residential District (Medium-Density) to R4-Single-Family Residential District (High-Density) – (First Reading June 14, 2022; **Second Reading June 28, 2022**; Third Reading, Public Hearing and Vote July 19, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).

102. ORD. 43001 – An ordinance to amend the boundaries of the MCC-Major Commercial Corridor Overlay District, to incorporate into that district the property located at 5100 South 93rd Street – (First Reading June 14, 2022; **Second Reading June 28, 2022**; Third Reading, Public Hearing and Vote July 19, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
103. ORD. 43002 – An ordinance to rezone property located at located southeast of 38th Avenue and Dodge Street from R8-High-Density Multiple-Family Residential District to TOD-2-MX-Transit Oriented Development-Mixed Use – (First Reading June 14, 2022; **Second Reading June 28, 2022**; Third Reading, Public Hearing and Vote July 19, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
104. ORD. 43003 – An ordinance to approve a PUR-Planned Unit Redevelopment Overlay District located southeast of 38th Avenue and Dodge Street, to approve the Development Plan – (First Reading June 14, 2022; **Second Reading June 28, 2022**; Third Reading, Public Hearing and Vote July 19, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
105. ORD. 43004 – An ordinance to rescind the ACI-Areas of Civic Importance Overlay District, for property located southeast of 38th Avenue and Dodge Street – (First Reading June 14, 2022; **Second Reading June 28, 2022**; Third Reading, Public Hearing and Vote July 19, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).

#### **PLANNING ORDINANCES ON FIRST READING WITH PLANNING BOARD ATTACHMENTS**

106. ORD. 43017 – An ordinance to amend the boundaries of the NCE-Neighborhood Conservation Overlay District, to incorporate into that district the property located northeast of 12th Street and Millwork Avenue; to approve an amendment to the Urban Design Element of the Master Plan for the City of Omaha to incorporate the NCE-Neighborhood Conservation and Enhancement District Plan for Makerhood into the Master Plan – (**First Reading June 28, 2022**; Second Reading July 19, 2022; Third Reading, Public Hearing and Vote July 26, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
107. ORD. 43015 – An ordinance to rezone the property located southwest of 84th Street and Lakeview Drive from R3-Single-Family Residential District (Medium-Density) to R6-Low-Density Multiple-Family Residential District – (**First Reading June 28, 2022**; Second Reading July 19, 2022; Third Reading, Public Hearing and Vote July 26, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).

108. ORD. 43016 – An ordinance to approve a PUD-Planned Unit Development Overlay District in an R6-Low-Density Multiple-Family Residential District, located southwest of 84th Street and Lakeview Drive, to approve the Development Plan – (**First Reading June 28, 2022**; Second Reading July 19, 2022; Third Reading, Public Hearing and Vote July 26, 2022) – [see attached](#).

A. Planning Board and Planning Department recommend approval – [see attached](#).

### **SPECIAL USE PERMIT**

109. RES. 2022-0606 – Res. that, the Special Use Permit application submitted by HI-TEC Towers, Inc. for a Special Use Permit to allow a Broadcast tower in the CC District, with a waiver to Section, 55-366, Height, to allow a 285 foot tall tower, located at 799 North Skyline Drive., Omaha, Nebraska, is hereby approved and the Permits and Inspection Division is directed to issue the necessary permit therefor, provided the conditions set out in Exhibit "A" of the referenced application, conditions set out in Exhibit "B", and all applicable local or state statutes, ordinances or regulations are complied with. The proposed Special Use Permit has been reviewed and evaluated pursuant to, and meets each of, the criteria set forth in Section 55-885 of the Omaha Municipal Code – [see attached](#). (**LAID OVER TO THE JULY 19, 2022 CITY COUNCIL MEETING TO ADVERTISE FOR PUBLIC HEARING AND TO NOTIFY SURROUNDING PROPERTY OWNERS**)

A. Planning Board and Planning Department recommend approval – [see attached](#).

### **ORDINANCES ON FIRST READING**

110. ORD. 43021 – An ordinance declaring the necessity of acquiring, for use by the City of Omaha, the necessary private property and disposing of City property, for the purpose of constructing the 48th and Center Streets Lift Station Access Drive, project identified as OPW 54360; providing that the City negotiate with the property owners for land acquisitions, permanent easements and temporary construction easements, providing that if said parcel cannot be obtained by negotiation, condemnation proceedings be undertaken and completed – (**First Reading June 28, 2022**; Second Reading and Public Hearing July 19, 2022; Third Reading July 26, 2022) – [see attached](#).
111. ORD. 43022 – An ordinance vacating the north-south alley lying east of South 31st Street, south of A Street, abutting Lots 1, 2, 13, and 14, Block 217, South Omaha City Lots Addition, Douglas County, Nebraska; providing for the reversion or transfer of the same – (**First Reading June 28, 2022**; Second Reading and Public Hearing July 19, 2022; Third Reading July 26, 2022) – [see attached](#).

A. Planning Board and Planning Department recommend approval – [see attached](#).



112. ORD. 43023 – An ordinance approving a redevelopment and Tax Increment Financing (TIF) Redevelopment Agreement between the City of Omaha and Woodsonia 3902 Dodge, LLC, to implement the View on 39th Tax Increment Financing (TIF) Redevelopment Project Plan for a redevelopment project site located at 3902 Dodge Street, which proposes for the new construction of a 136 unit, market rate multi-family structure and contemplates significant improvements adjacent to the redevelopment site as well as the intersections of Dodge Street at North 39th Street and the alleyway; the agreement authorizes the use of up to \$3,689,156.00, which includes capitalized interest, in excess ad valorem taxes (TIF) generated by the development to help fund the cost of the project – (**First Reading June 28, 2022**; Second Reading and Public Hearing July 19, 2022; Third Reading July 26, 2022) – [see attached](#).
113. ORD. 43024 – An ordinance to approve a Major Amendment to a Mixed Use District Development Agreement between the City of Omaha and Costco Wholesale Corporation for Candlewood Hills, located at 708 North 124th Plaza, to allow a surface parking lot on Lot 1, Replat 3, as defined by the Agreement, providing site development standards – (**First Reading June 28, 2022**; Second Reading and Public Hearing July 19, 2022; Third Reading July 26, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
114. SPECIAL ORD. 10325 – An ordinance levying a special tax assessment for cutting and clearing weeds, grass and worthless vegetation in accordance with Sections 18-21 through 18-30 of the Omaha Municipal Code on certain lots in the City of Omaha – Group 2022-06 – (**First Reading June 28, 2022**; Second Reading and Public Hearing July 19, 2022; Third Reading July 26, 2022) – [see attached](#).
115. SPECIAL ORD. 10326 – An ordinance levying a special tax assessment for litter removal in accordance with Sections 18-21 through 18-30 of the Omaha Municipal Code on certain lots in the City of Omaha – Group 2022-07 – (**First Reading June 28, 2022**; Second Reading and Public Hearing July 19, 2022; Third Reading July 26, 2022) – [see attached](#).
116. ORD. 43025 – An ordinance to approve a Master Customer Agreement, Equipment Purchase and Software License Agreement, Subscription Software Addendum, and the CAD Maintenance Agreement with Motorola Solutions, Inc., authorizing the acceptance and purchase of the PremierOne Mobile and Training Proposal for the Omaha Police Department (OPD) in the amount of \$384,849.00; which payment will be deferred to Year 2023, and a ten-year Maintenance Warranty in the amount of \$829,333.00 for a total of \$1,214,182.00; the purchase of PremierOne will allow Douglas County 911 (DC911) to talk to MDCs (mobile data computers) in OPD cruisers. (With the purchase of PremierOne to be financed through the Fiscal Year 2022 City Capital Improvement Fund 13112, Organization 131555, Account 42266 Information Technology Contracted Services, and with payment of PremierOne and the warranty, which will begin in Year 2023, to be made from the Omaha Police Department, General Fund 11111, Organization 113213 Information Technology, Account 42266 Information Technology Contracted.) – (**First Reading June 28, 2022**; Second Reading and Public Hearing July 19, 2022; Third Reading July 26, 2022) – [see attached](#).

117. ORD. 43026 – An ordinance to accept the bid of Heiman Fire Equipment to provide 114 sets of Personal Protective Equipment (PPE) Bunker Gear (i.e. top coats and pants with suspender) for the Omaha Fire Department on an as needed basis over the duration of the agreement; the term of the agreement is for 18 months at a total cost of \$814,416.00 with both parties having the option to agree to extend the agreement monthly for an additional 12-month period if both parties agree to maintain the same terms of the agreement; to authorize the Mayor of the City of Omaha to execute any further agreement that may be necessary to implement such a bid; and for such sums to be paid from the appropriations for the Omaha Fire Department, Fund 11111, Organization 114581, Account 46618 – (**First Reading June 28, 2022**; Second Reading and Public Hearing July 19, 2022; Third Reading July 26, 2022) – [see attached](#).
118. ORD. 43027 – An ordinance to approve and execute an Agreement involving the payment of money from appropriations of more than one year in accordance with Section 5.17 of the Home Rule Charter of the City of Omaha, 1956, as amended, by and between the City of Omaha Municipal Corporation and DeMarche and Associates, Inc. to provide advisory services for the City of Omaha’s Investment Management Committee for a period of up to three years; to authorize the Finance Director to make payments to DeMarche and Associates, Inc. in the annual amount of \$37,500.00 for payments made quarterly, in accordance with the Agreement; with such funds being paid from General Fund No. 11111, Organization 119014 – (**First Reading June 28, 2022**; Second Reading and Public Hearing July 19, 2022; Third Reading July 26, 2022) – [see attached](#).
119. ORD. 43028 – An ordinance to authorize the acceptance of an agreement between Heartland Workforce Solutions (HWS), the Greater Omaha Workforce Development Area Provider, and The Kaiser Group (DE), LLC dba Dynamic Workforce Solutions in the amount of \$1,900,000.00 to benefit Workforce Innovation and Opportunity Act (WIOA) eligible persons under Title I Youth at the Greater Omaha Workforce Development Area One Stop Center involving appropriations of more than one year in conformity with Section 5.17 of the Home Rule Charter; providing for payment from a specific account – (**First Reading June 28, 2022**; Second Reading and Public Hearing July 19, 2022; Third Reading July 26, 2022) – [see attached](#).
120. ORD. 43029 – An ordinance to authorize the acceptance of an agreement between Heartland Workforce Solutions (HWS), the Greater Omaha Workforce Development Area Provider, and National Able Network in the amount of (\$1,934,070.00) for Adult and Dislocated Worker services at the Greater Omaha Workforce Development Area One Stop Center, involving appropriations of more than one year in conformity with Section 5.17 of the Home Rule Charter; providing for payment from a specific account – (**First Reading June 28, 2022**; Second Reading and Public Hearing July 19, 2022; Third Reading July 26, 2022) – [see attached](#).
121. ORD. 43031 – An ordinance to approve a Coronavirus State and Local Fiscal Recovery Funds Agreement between the City of Omaha and Front Porch Investments involving the payment of funds from appropriations of more than one (1) year in accordance with Section 5.17 of the Home Rule Charter of the City of Omaha, 1956, as amended; to allow Front Porch Investments to administer City of Omaha Rescue Act Program Funds (ARPA Funds) in the amount of (\$20,000,000.00) which includes a fixed fee in the amount of \$800,000.00 in accordance with such Agreement for affordable and mixed income housing for the Omaha Community in accordance with all federal laws and guidelines – (**First Reading June 28, 2022**; Second Reading and Public Hearing July 19, 2022; Third Reading July 26, 2022) – [see attached](#).

122. ORD. 43032 – An ordinance to approve the expenditure of Coronavirus State and Local Fiscal Recovery Funds for Premium Pay in an amount up to \$3,000.00 for each City employee who is not an elected official which shall be paid at a rate of \$10.00 per hour for in person work for the time period between July 24, 2022 and November 12, 2022 in an amount not to exceed \$9,500,000.00; to authorize the Mayor to sign and the City Clerk to attest Memorandums of Understanding with each of the bargaining groups representing City employees – (**First Reading June 28, 2022**; Second Reading and Public Hearing July 19, 2022; Third Reading July 26, 2022) – [see attached](#).
123. ORD. 43033 – An ordinance approving a real estate purchase and sale agreement between the City of Omaha and Civic Corner, LLC for a redevelopment site located northeast of 19th and Capitol Streets, for approximately \$1,524,600.00, pursuant to the Nebraska Community Development Law – (**First Reading June 28, 2022**; Second Reading and Public Hearing July 19, 2022; Third Reading July 26, 2022) – [see attached](#).
124. ORD. 43030 – An ordinance to provide for approval of an Agreement between the City of Omaha and the Community Information Trust (“CIT”) to design and construct a new central library at 72nd and Dodge Streets wherein the City will contribute \$20,000,000.00 on or before January 1, 2025 – (**First Reading June 28, 2022**; Second Reading and Public Hearing July 19, 2022; Third Reading July 26, 2022) – [see attached](#).

#### **EXECUTIVE SESSION**

125. Motion to go into Executive Session for the purpose of discussing labor negotiations, personnel matters, and litigation.

#### **ADJOURNMENT**

This Agenda, which shall be kept continually current, shall be available for public inspection in the Office of the City Clerk, Omaha/Douglas Civic Center, 1819 Farnam Street, Suite LC-1, Omaha, NE, during normal business hours.

All requests for accommodations, including interpreters and signers, will require at least 2 business days advance notice. Please contact the City Clerk’s Office at [cityclerk@cityofomaha.org](mailto:cityclerk@cityofomaha.org) to request a copy of the required form if arrangements need to be made.



**CITY OF OMAHA  
CITY COUNCIL PRE-COUNCIL MEETING AGENDA  
TUESDAY, JUNE 28, 2022**

**CONFERENCE ROOM 702 @ 10:30 A.M.  
Omaha/Douglas Civic Center  
1819 Farnam Street, Omaha, NE 68183  
[www.cityofomaha.org](http://www.cityofomaha.org)**

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**CERTIFICATION OF PUBLICATION – NOTIFICATION OF OPEN MEETING ACT**

1. City Clerk certifies publication in Daily Record, the Official Newspaper of the City of Omaha on June 28, 2022, notice of the Pre-Council and Regular City Council Meetings, June 24, 2022.
2. A current copy of the Open Meeting Act is located on the table next to the City Clerk.

**DISCUSSION TOPICS**

3. Discussion of Agenda Items and matters pertaining thereto.

**EXECUTIVE SESSION**

4. Motion to go into Executive Session for the purpose of discussing labor negotiations, personnel matters, and litigation.

**ADJOURNMENT**

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All requests for sign language interpreters (signers) will require a minimum of 48 hours advance notice. Alternative formats require a minimum of 72 hours advance notice. Please contact Kimberly Hoelsing at (402) 444-5552 if arrangements need to be made.