



**CITY OF OMAHA
CITY COUNCIL AGENDA
TUESDAY, JULY 26, 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.

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

*[Address waiver form](#)

CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance
3. Remarks by Councilmember Pete Festersen of District No. 1

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 July 22, 2022, notice of the Pre-Council and Regular City Council Meetings, July 26, 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. Franklin Thompson
 - B. Maha Music Festival

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.

MAYOR'S PRESENTATION FOR THE CITY OF OMAHA 2023 BUDGET

6. Mayor Jean Stothert's Budget Message and Presentation of the recommended budget for year 2023.

(BUDGET AND CAPITAL IMPROVEMENT PROGRAM (CIP) PUBLIC HEARING WILL BE HELD ON AUGUST 16, 2022 AT 6:30 P.M.)

PLANNING ITEMS WITH PLANNING BOARD ATTACHMENTS

CAPRIANA

7. 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](#). **(PUBLIC HEARING AND VOTE TODAY)**
8. 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](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).
9. 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](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).
 - B. Communication in opposition – [see attached](#).
10. 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](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).
11. 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](#). **(PUBLIC HEARING AND VOTE TODAY)**

PLANNING ORDINANCES ON FINAL READING WITH PLANNING BOARD ATTACHMENTS

12. 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](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).
13. 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](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).
14. 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](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).

LIQUOR

15. RES. 2022-0708 – Class C Liquor License for CK’s Lounge, LLC, dba “CK’s Lounge”, located at 13075 West Center Road. (New application, Old location). Present licensee is C & K’s, Inc., who has a Class “C” Liquor License – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
16. RES. 2022-0709 – Class I Liquor License for Hooks 114, LLC, dba “Julio’s”, located at 655 North 114th Street. (New application, New location – Formally Jack and Mary’s Restaurant) Notice was posted on the property on 07-12-2022; Notification was sent to property owners within 500 feet on 07-15-2022 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
17. RES. 2022-0710 – Special Designated Liquor License Application – Septemberfest – Salute to Labor, 6910 Pacific Street Suite 450, requests permission for a Special Designated License for Septemberfest at CHI Center, 455 North 10th Street, Lot D on September 2, 2022 from 5:00 p.m. to 12:00 a.m. September 3-4, 2022, 12:00 p.m. to 12:00 a.m. and September 5, 2022 from 10:00 a.m. to 12:00 a.m. with music until midnight each night – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

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 18 through 28 was held on July 19, 2022.)

18. 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](#).
19. 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](#).
20. 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](#).
21. 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](#).

22. 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](#).
 - A. Amendment of the Whole requested by the Parks Department – [see attached](#).
23. 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](#).
 - A. Amendment of the Whole requested by the Parks Department – [see attached](#).
24. 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](#).
25. 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](#).
26. 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](#).

27. 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](#).
28. 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](#).

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

(The public hearings on Agenda Items 29 through 39 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

29. RES. 2022-0711 – Liquor License Manager Application – Sairam, Inc., dba “Zaika Indian Cuisine”, 14134 South 144th Street, request permission to appoint Praveer Rapoor as manager to their present Class “I” Liquor License locations – [see attached](#).
30. RES. 2022-0712 – Res. that, the application of David Kerr of Godega Market, for a lease of City property adjacent to 423 S 11th Street for purposes of an outdoor patio, as described on the application, be and hereby is approved, contingent upon continued compliance with all requirements made and provided by law; and the Finance Department is directed to issue a billing statement and a lease form to the applicant for execution and return – [see attached](#).
31. RES. 2022-0713 – Res. that, as recommended by the Mayor, the contract with Municipal Pipe Tool Co., LLC, in the amount of \$3,059,110.00, for OPW 54215, Schedule C, being the On-Call CIPP Project, is hereby approved. (The Finance Department is authorized to pay the cost of \$3,059,110.00, from the Sewer Revenue Improvements Bond Fund 21124, Neighborhood Sewer Renovation Organization 116911. Sewer Revenue Bonds will be issued to finance this project.) – [see attached](#).
32. RES. 2022-0714 – Res. that, as recommended by the Mayor, the Second Amendment to Management Agreement between the City of Omaha and Republic Parking Systems, LLC, to provide Parking Management Services is hereby approved. (The Finance Department is authorized to pay any funds needed to satisfy the Contract from the Parking Facilities Fund No. 21116, Organization No. 116241.) – [see attached](#).

33. RES. 2022-0715 – Res. that, as recommended by the Mayor, Amendment No. 1 to the Professional Services Agreement with PL Integrated Services, in the amount of \$695,000.00, for additional GIS and PACP Technical Services, is hereby approved. (The Finance Department is authorized to pay the additional fee not to exceed \$695,000.00, from the Sewer Revenue Fund 21121, Maintenance Organization 116511, year 2022 funding.) – [see attached](#).
34. RES. 2022-0716 – Res. that, as recommended by the Mayor, Amendment No. 1 to the Professional Services Agreement with HDR Engineering, Inc., in the amount of \$99,958.92, for additional design phase services on OPW 54127, being the Mo River WRRF Roughing Filter Upgrade Project, is hereby approved. (The Finance Department is authorized to pay the additional fee not to exceed \$99,958.92, 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](#).
35. RES. 2022-0717 – Res. that, as recommended by the Mayor, the Professional Services Agreement with HGM Associates, Inc., in the amount of \$337,455.83, to provide professional engineering services on OPW 54310, being the 2022 Concrete Pavement Repair - Various Locations within the North Downtown Area Project, is hereby approved. (The Finance Department is authorized to pay a fee not to exceed \$337,455.83, from the 2020 Street Preservation Bond Fund 13191, Transportation Bonds Organization 117117.) – [see attached](#).
36. RES. 2022-0718 – Res. that, the Agreement among the City of Omaha, Sanitary and Improvement District No. 404, and Sanitary and Improvement District No. 455 of Douglas County, Nebraska, for traffic signal improvements at the intersection of 202nd Street and West Maple Road, as recommended by the Mayor, is hereby approved – [see attached](#).
37. RES. 2022-0719 – Res. that, the Subdivision Agreement among the City of Omaha, Woodsonia North Streams, LLC, and the North Streams Landowners Association, Inc., as recommended by the Mayor, is hereby approved. The Subdivision is to be known as North Streams Replat Two (Lots 1-10 and Outlots A-D) and is located northeast of 204th and Q Streets – [see attached](#).
38. RES. 2022-0720 – Res. that, as recommended by the Mayor, the agreement between the City of Omaha and The Nebraska Center for Workforce Development and Education in the amount of \$40,000.00 to operate the Project Reset program from July 1, 2022 to December 31, 2022, and incorporated herein by this reference, and funding of such project, is hereby approved. (The Finance Director is authorized to provide payment of \$40,000.00 from 2022 Community Services, General Fund 11111, Organization 126079; and in accordance with the contract terms.) – [see attached](#).
39. RES. 2022-0722 – Res. that, as recommended by the Mayor, the acceptance of funding through the Department of Justice United States Marshals Service Joint Law Enforcement Operations Task Force, in the amount of \$30,000.00 during the project period of July 24, 2022 to August 22, 2022 to provide funding to support overtime operations for the Omaha Police Department Operation TKO, and incorporated herein by this reference, and funding of such project, is hereby approved. Copies of the agreements are made part hereof – [see attached](#).

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

ORDINANCES ON FINAL READING

40. 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](#). **(VOTE TODAY)**
- A. Communications in support – [see attached](#).
41. ORD. 43032 – An ordinance to approve the expenditure of Coronavirus State and Local Fiscal Recovery Funds for Premium Pay in an amount up \$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](#). **(VOTE TODAY)**
- A. Amendment of the Whole requested by the Law Department – [see attached](#).
B. Communication in support – [see attached](#).
42. 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](#). **(VOTE TODAY)**
43. 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](#). **(VOTE TODAY)**
- A. Communications in support – [see attached](#).
B. Communications in opposition – [see attached](#).
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RESOLUTION

44. RES. 2022-0721 – Res. that, the lawsuit pending in the District Court for Douglas County, Nebraska, entitled *Corri D. Buckley v. City of Omaha*, Case No. CI 22-2078, should be and hereby is settled, upon payment by the City to the Plaintiff and her attorney in the amount of \$50,000.00, inclusive of all costs and attorney fees; in exchange for which the Plaintiff will dismiss her case the City with prejudice; that a settlement in the amount of \$50,000.00 is hereby approved; and that the said \$50,000.00 shall be paid from the Contingent Liability Fund, Fund 11114, Org. 122101, Account 46113 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
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ORDINANCES ON SECOND READING

45. SPECIAL ORD. 10327 – An ordinance levying a special tax and assessment on certain lots, part of lots and pieces of real estate in the City of Omaha to cover the cost of clearing snow and ice from sidewalks in District No. SWSR 2022-01 – (First Reading July 19, 2022; Second Reading and Public Hearing July 26, 2022; Third Reading August 2, 2022) – [see attached](#). **(PUBLIC HEARING TODAY)**
46. ORD. 43041 – An ordinance to accept the bid of Midwest Maintenance Co., Inc. in the annual amount of \$65,500.56, involving appropriations of more than one year as provided in 5.17 of the Home Rule Charter, to provide janitorial services at the Public Safety Training Center for a three-year period, with two additional one-year options held by the City; to authorize the Finance Department to make payments from a specified account to Midwest Maintenance Co., Inc. for the cost of janitorial services in accordance with the specifications – (First Reading July 19, 2022; Second Reading and Public Hearing July 26, 2022; Third Reading August 2, 2022) – [see attached](#). **(PUBLIC HEARING TODAY)**
47. ORD. 43042 – An ordinance to amend Section 23 - 177 of the Omaha Municipal Code concerning employment classifications by changing the salary range of the employment classification entitled Criminalist by moving it from a range of \$61,900.80 - \$78,202.80 to a range of \$65,624.00 - \$92,622.40; to repeal Section 23 - 177 as heretofore existing – (First Reading July 19, 2022; Second Reading and Public Hearing July 26, 2022; Third Reading August 2, 2022) – [see attached](#). **(PUBLIC HEARING TODAY)**
- A. Personnel Board recommends approval.
48. ORD. 43043 – An ordinance to amend Section 23 - 177 of the Omaha Municipal Code concerning employment classifications by changing the salary range of the employment classification entitled Superintendent of Permits and Inspections by moving it from a range of \$96,179.20 to \$119,724.80 to a range of \$96,179.20 to \$129,964.11; to repeal Section 23 – 177 as heretofore existing – (First Reading July 19, 2022; Second Reading and Public Hearing July 26, 2022; Third Reading August 2, 2022) – [see attached](#). **(PUBLIC HEARING TODAY)**
- A. Personnel Board recommends approval.
B. Amendment of the Whole requested by the Law Department – [see attached](#).

49. ORD. 43044 – An ordinance to amend Section 23 - 177 of the Omaha Municipal Code concerning employment classifications by adding the employment classification entitled Technical Systems Coordinator with a salary range of \$58,880.61 to \$82,486.80; to repeal Section 23 - 177 as heretofore existing – (First Reading July 19, 2022; Second Reading and Public Hearing July 26, 2022; Third Reading August 2, 2022) – [see attached](#).
(PUBLIC HEARING TODAY)
- A. Personnel Board recommends approval.
B. Amendment of the Whole requested by the Law Department – [see attached](#).
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NON-ACTION ITEMS

(Items 50 through 82 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 HOLD A REGULAR MEETING ON AUGUST 9, 2022 AT 2:00 P.M. CITY COUNCIL WILL MEET IN CONFERENCE ROOM 702 ON AUGUST 9, 2022 FROM 8:30 A.M. TO 11:35 A.M. FOR DEPARTMENT BUDGET HEARINGS)

MENARDS SUBDIVISION REPLAT 6

50. RES. 2022-0655 – Res. that, the Preliminary Plat entitled Menards Subdivision Replat 6, a subdivision inside the city limits, located northwest of 205th Street and Cumberland Drive, along with the conditions, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is Nick Brenner, Menard, Inc – Inside City Limits – [see attached](#). **(LAID OVER TO THE AUGUST 2, 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](#).

REGENCY LANDING

51. RES. 2022-0656 – Res. that, the Preliminary Plat entitled Regency Landing, a minor plat inside city limits, with a request for a waiver to Section 53-8(4)(d), Lot Frontage, along with the conditions, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is ON 680 ZONE 1, LLC – Inside City Limits – [see attached](#). **(LAID OVER TO THE AUGUST 2, 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](#).

VISTANCIA

52. ORD. 43035 – An ordinance to rezone property located northeast of 216th and Fort Streets from AG-Agricultural District to DR-Development Reserve District – (First Reading July 19, 2022; **Second Reading July 26, 2022**; Third Reading, Public Hearing and Vote August 2, 2022) – [see attached](#).
53. ORD. 43036 – An ordinance to rezone property located northeast of 216th and Fort Streets from AG-Agricultural District to R4-Single-Family Residential District (High Density) – (First Reading July 19, 2022; **Second Reading July 26, 2022**; Third Reading, Public Hearing and Vote August 2, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
54. RES. 2022-0657 – Res. that, the Final Plat entitled Vistancia (Lots 524-680, Outlots M-U), a subdivision outside the city limits, located northeast of 216th and Fort Streets, is hereby approved and accepted. The applicant is Vistancia 3, LLC – Outside City Limits – [see attached](#). **(LAID OVER TO THE AUGUST 2, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEMS 52 AND 53)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).
55. RES. 2022-0658 – Res. that, the Subdivision Agreement among the City of Omaha, Vistancia 3, LLC, The Vistancia Home Owners Association, and Sanitary and Improvement District (S.&I.D.) 609 of Douglas County, Nebraska, as recommended by the Mayor, is hereby approved. The total cost of the interceptor sewer, currently estimated at \$1,008,000.00, shall be paid from the Interceptor Sewer Construction, Organization 116921, Fund 12133. The Subdivision is to be known as Vistancia (Lots 524-679 and Outlots M-X) and is located northeast of 216th and Fort Streets – [see attached](#). **(LAID OVER TO THE AUGUST 2, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEMS 52 AND 53)**

THE VIEW ON 39TH

56. ORD. 43037 – An ordinance to rezone property located at 3902 Dodge Street from R7 – Medium-Density Multiple-Family Residential District and GC – General Commercial District to TOD-2-MX – Transit Oriented Development District - Mixed Use – (First Reading July 19, 2022; **Second Reading July 26, 2022**; Third Reading, Public Hearing and Vote August 2, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
57. ORD. 43038 – An ordinance to approve a PUR-Planned Unit Redevelopment Overlay District located at 3902 Dodge Street, to approve the Development Plan – (First Reading July 19, 2022; **Second Reading July 26, 2022**; Third Reading, Public Hearing and Vote August 2, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).

58. ORD. 43039 – An ordinance to repeal the ACI-2(50) – Areas of Civic Importance Overlay District, for property located at 3902 Dodge Street – (First Reading July 19, 2022; **Second Reading July 26, 2022**; Third Reading, Public Hearing and Vote August 2, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
59. RES. 2022-0659 – Res. that, the Preliminary Plat entitled The View on 39th, a minor plat inside city limits, located at 3902 Dodge Street, along with the conditions, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is Woodsonia 3902 Dodge, LLC – Inside City Limits – [see attached](#). **(LAID OVER TO THE AUGUST 2, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEMS 56-58)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).
60. RES. 2022-0660 – Res. that, the Final Plat entitled The View on 39th, minor plat inside city limits, located at 3902 Dodge Street, is hereby approved and accepted; and that the replat transmitted herewith entitled The View on 39th, a minor plat inside city limits, located at 3902 Dodge Street, is hereby approved, and concurrently a portion of the existing plats entitled Kilby Place, and described on said replat, are hereby vacated. The applicant is Woodsonia 3902 Dodge, LLC – Inside City Limits – [see attached](#). **(LAID OVER TO THE AUGUST 2, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEMS 56-58)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).
61. RES. 2022-0661 – Res. that, the Subdivision Agreement between the City of Omaha and Woodsonia 3902 Dodge, LLC, as recommended by the Mayor, is hereby approved. The Subdivision is to be known as The View on 39th (Lot 1) and is located at 3902 Dodge Street – [see attached](#). **(LAID OVER TO THE AUGUST 2, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEMS 56-58)**

MAJESTIC 178

62. ORD. 43049 – An ordinance to rezone property located Southeast of 177th and State Streets from AG-Agricultural District to R4-Single Family Residential District (High-Density) – (**First Reading July 26, 2022**; Second Reading August 2, 2022; Third Reading, Public Hearing and Vote August 16, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
63. RES. 2022-0706 – Res. that, the Final Plat entitled Majestic 178 (Lots 1-98, Outlots A-C), a subdivision outside city limits, located southeast of 177th and State Streets, is hereby approved and accepted. The applicant is Celebrity Homes Omaha – Outside City Limits – [see attached](#). **(LAID OVER TO THE AUGUST 16, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEM 62)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).

64. RES. 2022-0707 – Res. that, the Subdivision Agreement among the City of Omaha, Celebrity Homes, Inc., the Majestic 178 Homeowners Association, and Sanitary and Improvement District (S.&I.D.) 617 of Douglas County, Nebraska, as recommended by the Mayor, is hereby approved. The Subdivision is to be known as Majestic 178 (Lots 1-98 and Outlots A-C) and is located southeast of 177th and State Streets – [see attached](#). **(LAID OVER TO THE AUGUST 16, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEM 62)**

THE CROSSROADS

65. ORD. 43050 – An ordinance to rezone the property located southwest of 72nd and Cass Streets from GC-General Commercial District and MU-Mixed Use District to GC-General Commercial District – **(First Reading July 26, 2022;** Second Reading August 2, 2022; Third Reading, Public Hearing and Vote August 16, 2022) – [see attached](#).
66. ORD. 43051 – An ordinance to rezone the property located southwest of 72nd and Cass Streets from GC-General Commercial District and MU-Mixed Use District to MU-Mixed Use District – **(First Reading July 26, 2022;** Second Reading August 2, 2022; Third Reading, Public Hearing and Vote August 16, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
67. ORD. 43052 – An ordinance to amend the boundaries of the ACI-2 Area of Civic Importance Overlay District, to incorporate into that district the property located southwest of 72nd and Cass Streets – **(First Reading July 26, 2022;** Second Reading August 2, 2022; Third Reading, Public Hearing and Vote August 16, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
68. ORD. 43053 – An ordinance to approve a Major Amendment to a Mixed Use District Development Agreement for Crossroads, to allow for an administrative subdivision of the property (The Crossroads Replat 1), located southwest of 72nd and Cass Streets, between the City of Omaha and KJ Crossroads Venture LLC, providing site development standards – **(First Reading July 26, 2022;** Second Reading August 2, 2022; Third Reading, Public Hearing and Vote August 16, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).

PLANNING ORDINANCE ON SECOND READING WITH PLANNING BOARD ATTACHMENTS

69. ORD. 43034 – An ordinance to approve a PUR-Planned Unit Redevelopment Overlay District located at 215 Cedar Street, to approve the Development Plan – (First Reading July 19, 2022; **Second Reading July 26, 2022;** Third Reading, Public Hearing and Vote August 2, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).

PLANNING ORDINANCES ON FIRST READING WITH PLANNING BOARD ATTACHMENTS

70. ORD. 43045 – An ordinance to rezone property located at 1824 Sahler Street from GI-General Industrial District to R5-Urban Family Residential District – (**First Reading July 26, 2022**; Second Reading August 2, 2022; Third Reading, Public Hearing and Vote August 16, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
71. ORD. 43046 – An ordinance to amend the boundaries of the MCC-Major Commercial Corridor Overlay District, to incorporate into that district the property located at 4768 Q Street – (**First Reading July 26, 2022**; Second Reading August 2, 2022; Third Reading, Public Hearing and Vote August 16, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
72. ORD. 43047 – An ordinance to amend the boundaries of the MCC-Major Commercial Corridor Overlay District, to incorporate into that district the property located at 11902 West Center Road – (**First Reading July 26, 2022**; Second Reading August 2, 2022; Third Reading, Public Hearing and Vote August 16, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
73. ORD. 43048 – An ordinance to approve a Major Amendment to the PUD-Planned Unit Development Overlay District located northeast of 99th Street and Military Road, to approve the Development Plan – (**First Reading July 26, 2022**; Second Reading August 2, 2022; Third Reading, Public Hearing and Vote August 16, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).

ORDINANCES ON FIRST READING

74. ORD. 43040 – An ordinance approving a Pilot Agreement between the City of Omaha and Automotus, Inc. for automated curbside revenue services, involving the payment of money 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 the terms and conditions under which Automotus, Inc. will provide these services at designated loading zones in Omaha for a term of one year with the option to extend for 2 years; to authorize the Finance Department to receive the revenue of this pilot agreement with a 30% cost share basis to Automotus, Inc., according to the terms and conditions contained within the Agreement – (**First Reading July 19, 2022/July 26, 2022**; Second Reading and Public Hearing August 2, 2022; Third Reading August 16, 2022) – [see attached](#).
75. ORD. 43058 – An ordinance to amend Omaha Municipal Code 36-190, 36-193, 36-200, 36-201, and 36-202; to create Omaha Municipal Code 36-190.01 and 36-190.02; to create Smart Loading Zones and Hospitality Zones; to repeal Sections 36-190, 36-193, 36-200, 36-201, and 36-202 as heretofore existing – (**First Reading July 26, 2022**; Second Reading and Public Hearing August 2, 2022; Third Reading August 16, 2022) – [see attached](#).

76. ORD. 43054 – An ordinance to amend Omaha Municipal Code Sections 43-151, 43-152, 43-153, 43-154, and 34-1 addressing fees applied for use of public streets, alleys, or sidewalks, and the department responsible for issuing said permits; to repeal Sections 43-151, 43-152, 43-153, 43-154, and 34-1 as heretofore existing – **(First Reading July 26, 2022;** Second Reading and Public Hearing August 2, 2022; Third Reading August 16, 2022) – [see attached](#).
77. ORD. 43055 – An ordinance to approve a Major Amendment to a Mixed Use District Development Agreement for Pine Creek, located northwest of 156th and Reynolds Streets, between the City of Omaha and Joshuwa Hannum, JEDM Holdings, LLC., providing site development standards – **(First Reading July 26, 2022;** Second Reading and Public Hearing August 2, 2022; Third Reading August 16, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
78. ORD. 43056 – An ordinance to approve and authorize a contract between the City of Omaha and Creighton University for providing Paramedic and EMT training, continuing education for both Paramedics and EMTs, and technical support to those training and education programs for a period of two years, with an option to extend for an additional year; to approve payment of money from appropriations of more than one year as provided in Section 5.16 and 5.17 of the Home Rule Charter of the City of Omaha, 1956, as amended, at a total initial cost of \$465,000.00 for two years to be paid in monthly payments of \$19,375.00 from the Omaha Fire Department Fund 11111, Organization 114572 EMS Training, 42239 Professional Fees; to authorize the Mayor to execute the contract and any further agreement to implement the contract – **(First Reading July 26, 2022;** Second Reading and Public Hearing August 2, 2022; Third Reading August 16, 2022) – [see attached](#).
79. ORD. 43057 – 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-212 at 6936 L Street as requested by Omaha Paper Company/ Powell and Powell LLC – **(First Reading July 26, 2022;** Second Reading and Public Hearing August 2, 2022; Third Reading August 16, 2022) – [see attached](#).
80. ORD. 43059 – An ordinance to approve an Amendment to the Redevelopment Agreement between the City of Omaha and Noddle Bradford VI, LLC, a Nebraska limited liability company, that implemented the HDR Aksarben Village Zone 6 Tax Increment Financing (TIF) Redevelopment Project Plan for a redevelopment project site which includes the HDR Headquarters and the Inner Rail located northeast of 67th and Francis Streets; to authorize the use of an additional \$1,236,586.00 in excess ad valorem taxes (TIF) generated by the redevelopment project; all other terms and conditions contained in the Redevelopment Agreement not amended hereby, shall remain in full force and effect – **(First Reading July 26, 2022;** Second Reading and Public Hearing August 2, 2022; Third Reading August 16, 2022) – [see attached](#).
81. ORD. 43060 – An ordinance providing for the designation of an Enhanced Employment Area of approximately seven (7) acres generally located south of 77th & Dodge Street; the levy of a general business occupation tax as requested by the property owner(s); providing for the administration, imposition and collection of such occupation tax; specifying how such tax revenue will be used; and related matters – **(First Reading July 26, 2022;** Second Reading and Public Hearing August 2, 2022; Third Reading August 16, 2022) – [see attached](#).

82. ORD. 43061 – An ordinance to approve a Second Amendment to the Redevelopment Agreement by and between the City of Omaha and 121 Acquisition Company, LLC, and its successors or assigns, for the collection of Occupation Tax in an Enhanced Employment Area generally located south of 77th and Dodge Streets, authorizing the use of up to \$2,970,000.00, plus accrued interest, in occupation tax revenues generated by the development located in an enhanced employment area, as shown in Exhibit “A”, as properly authorized and designated by the Omaha City Council – (**First Reading July 26, 2022**; Second Reading and Public Hearing August 2, 2022; Third Reading August 16, 2022) – [see attached](#).

EXECUTIVE SESSION

83. 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 to request a copy of the required form if arrangements need to be made.



SUPPLEMENT TO THE CITY COUNCIL AGENDA FOR JULY 26, 2022

PREPARED JULY 22, 2022 AT 3:00 P.M.

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

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

W. DALE CLARK LIBRARY ITEMS

84. RES. 2022-0723 – Res. that, as recommended by the Mayor, a contract with CCS Presentation Systems, in the amount of \$107,966.30, to procure and install audio and video equipment, associated with the W. Dale Clark (Main) Library relocation, at 1401 Jones Street and 3020 South 84th Street, is hereby approved – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
85. RES. 2022-0724 – Res. that, as recommended by the Mayor, a contract with Midwest Storage Solutions, in the amount of \$263,294.13, to procure and install shelving, associated with the W. Dale Clark (Main) Library relocation, at 1401 Jones Street, is hereby approved – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
86. RES. 2022-0725 – Res. that, as recommended by the Mayor, a contract with ASI Signage Innovations, in the amount of \$44,490.00, to manufacture and install signage, associated with the W. Dale Clark (Main) Library relocation, at 1401 Jones Street, is hereby approved – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
87. RES. 2022-0726 – Res. that, as recommended by the Mayor, Amendment No. 1 to the Agreement between Owner and Construction Manager as Contractor with The Weitz Company, in the amount of \$2,530,279.00, establishing and accepting the Guaranteed Maximum Price to provide preconstruction and construction services, associated with the W. Dale Clark (Main) Library relocation, at 3020 South 84th Street, is hereby approved – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

88. RES. 2022-0727 – Res. that, as recommended by the Mayor, Amendment No. 1 to the Agreement between Owner and Construction Manager as Contractor with Ronco Construction Company, Inc., in the amount of \$3,928,595.00, establishing and accepting the Guaranteed Maximum Price to provide preconstruction and construction services, associated with the W. Dale Clark (Main) Library relocation, at 1401 Jones Street, is hereby approved – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
89. RES. 2022-0728 – Res. that, as recommended by the Mayor, a lease agreement between the City of Omaha and 1402 Howard, LLC, for the lease of certain premises located at 1410 Howard Street, Omaha Nebraska for use as an interim public library facility/computer lab, beginning August 1, 2022, for a term of six (6) months, in the amount of \$27,000.00, plus expenses as provided for in the lease agreement; and to authorize execution of the same, is hereby approved – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
90. RES. 2022-0729 – Res. that, as recommended by the Mayor, Amendment No. 1 to the Professional Services Agreement with HDR Engineering, Inc., in the amount of \$10,000.00, for additional architectural and engineering services for the design of an interim public library facility/computer lab space located at 1410 Howard Street, is hereby approved – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
91. RES. 2022-0730 – Res. that, as recommended by the Mayor, Amendment No. 1 to the Owner's Representative Agreement with Noddle Development Company, LLC, in the amount of \$150,000.00, for additional project management services, associated with the W. Dale Clark (Main) Library relocation, is hereby approved – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**



**CITY OF OMAHA
CITY COUNCIL PRE-COUNCIL MEETING AGENDA
TUESDAY, JULY 26, 2022**

JESSE LOWE CONFERENCE ROOM @ 10:30 A.M.
Omaha/Douglas Civic Center
1819 Farnam Street, Omaha, NE 68183
www.cityofomaha.org

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 July 22, 2022, notice of the Pre-Council and Regular City Council Meetings, July 26, 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

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 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.