



**CITY OF OMAHA
CITY COUNCIL AGENDA
TUESDAY, MARCH 1, 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 Aimee Melton of District No. 7

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 February 25, 2022, notice of the Pre-Council and Regular City Council Meetings, March 1, 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

EVERGREEN

6. RES. 2022-0194 – Res. that, the Preliminary Plat entitled Evergreen, a subdivision outside city limits, located southeast of 168th and Military Road (portions of the property are located within the FF-Flood Fringe Overlay District), along with the conditions, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is Graves Development Resources – Outside City Limits – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

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

STRATFORD WEST

7. RES. 2022-0195 – Res. that, the Preliminary Plat entitled Stratford West, a subdivision outside city limits, located southwest of 171st Street and Military Road, along with the conditions, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is Celebrity Homes Omaha – Outside City Limits – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

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

MH LANDING

8. RES. 2022-0198 – Res. that, the Final Plat entitled MH Landing, a plat inside city limits, located Northeast of 72nd and Grover Streets, is hereby approved, and concurrently a portion of the existing plat entitled Lawnfield Replat 4, and described on said replat, is hereby vacated. The applicant is MH Ozone II, LLC – Inside City Limits – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

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

9. RES. 2022-0199 – Res. that, the Subdivision Agreement between the City of Omaha and MH Ozone II, LLC, as recommended by the Mayor, is hereby approved. The Subdivision is to be known as MH Landing (Lots 1-6) and is located northeast of 72nd and Grover Streets – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

10. RES. 2022-0101 Res. that, the MH Landing 71st & Hascall Tax Increment Financing (TIF) Redevelopment Project Plan, for the redevelopment project site located at 3321 South 72nd Street, which proposes the demolition of an existing hotel and water park and construction of a new four story hotel on the site, and authorizes the City's participation through the allocation of TIF in an amount up to \$2,000,000.00, plus accrued interest, to offset TIF eligible expenses including, but not limited to acquisition, site preparation, architectural and engineering costs, demolition, 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](#). **(PUBLIC HEARING AND VOTE TODAY)**

TAX INCREMENT FINANCING (TIF) PROJECT PLAN RESOLUTIONS

11. RES. 2022-0100 – Res. that, the Abbott Drive Industrial Building Tax Increment Financing (TIF) Redevelopment Project Plan, for the redevelopment project site located at 5906 Abbott Drive, which proposes the new construction of a one story 150,000 square foot warehouse and distribution building and authorizes the City's participation through the allocation of TIF in an amount up to \$3,875,000.00, plus accrued interest, to offset TIF eligible expenses including, but not limited to acquisition, site preparation, 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](#). **(PUBLIC HEARING AND VOTE TODAY)**
12. RES. 2021-1278 – Res. that, the Skylark Development Tax Increment Financing (TIF) Redevelopment Project Plan, for the redevelopment project site located at 101, 115 & 117 S 38th Avenue, which proposes the construction of a new six (6) story mixed use building with 130 apartment units and some first floor commercial uses, and authorizes the City's participation through the allocation of TIF in an amount up to \$3,800,000.00, plus accrued interest, to offset TIF eligible expenses including, but not limited to acquisition, architecture and engineering, site preparation including environmental and demolition, 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 JANUARY 11, 2022 CITY COUNCIL MEETING, PUBLIC HEARING AND VOTE TODAY)**
 - A. Communications in opposition – [see attached](#).
 - B. Request to postpone this item to the March 1, 2022 City Council Meeting – [see attached](#).

LIQUOR

13. RES. 2022-0134 – Class I Liquor License for La Sierra, LLC, dba “La Sierra”, 1702 South 10th Street. (This is a new application for a new location). Notice was posted on the property on 02-01-2022; Notification was sent to property owners within 500 feet on 02-04-2022 – [see attached](#). **(POSTPONED FROM THE FEBRUARY 15, 2022 CITY COUNCIL MEETING, PUBLIC HEARING AND VOTE TODAY)**
 - A. Communications in support – [see attached](#).
 - B. Communication in opposition – [see attached](#).
14. RES. 2022-0157 – Class I Liquor License for Art by Jasmine Lillian, LLC, dba “Jasmine Lillian Studios”, 4879 South 132nd Avenue. (This is a new application for a new location). Notice was posted on the property on 02-08-2022; Notification was sent to property owners within 500 feet on 02-18-2022 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
15. RES. 2022-0158 – Class I Liquor License for S & S Aksarben, LLC, dba “Scissors & Scotch”, 6750 Mercy Road, Suite 3. (This is a new application for an old location). Present licensee is Next Life Aksarben, Inc., who has a Class “I” Liquor License – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

16. RES. 2022-0159 – Class I Liquor License for S & S Legacy, LLC, dba “Scissors & Scotch”, 2835 South 170th Plaza, Suite 212. (This is a new application for an old location). Present licensee is Next Life, Inc., who has a Class “I” Liquor License – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 17. RES. 2022-0160 – Class K Liquor License for Mercury, LLC, dba “Mercury”, 329 South 16th Street, Suite 3. (This is a new application for an old location). Presently holds a Class “C” Liquor License. Notice was posted on the property on 02-07-2022; Notification was sent to property owners within 500 feet on 02-18-2022 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 18. RES. 2022-0161 – Liquor License Addition Application – Bob and Willie’s Bowl, LLC, dba “Bob and Willie’s Bowl”, 3724 Farnam Street, requests permission for an addition to their present Class “C” Liquor License location of an outdoor area approx. 114’ x 50’ to west. Notice was posted on the property on 02-07-2022; Notification was sent to property owners within 500 feet on 02-18-2022 – [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 19 and 20 were held on February 15, 2022.)

19. ORD. 42888 – An ordinance approving a bid from Northwest Electric LLC for the City of Omaha: Maintenance Services for Various Electrical Equipment submitted through Douglas County Purchasing Department on January 5, 2022, with an annual estimated cost of \$147,990.00 for a one (1) year price agreement with the option to extend for an additional three (3), one (1) year extensions upon agreement by both parties; 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 payments from a specific account – (First Reading February 8, 2022; Second Reading and Public Hearing February 15, 2022; Third Reading March 1, 2022) – [see attached](#).
20. ORD. 42887 – An ordinance to accept the bid of Egan Supply Company to provide janitorial supplies for the Omaha Fire Department; the term of the agreement is for one year at a total cost of \$32,796.50 with the City of Omaha having three one-year options to renew the agreement at no increase in cost; 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 114562, Account 43221 – (First Reading February 8, 2022; Second Reading and Public Hearing February 15, 2022; Third Reading March 1, 2022) – [see attached](#).

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

(The public hearings on Agenda Items 21 through 51 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

21. RES. 2022-0182 – Res. that, as recommended by the Mayor, the Purchasing agent is authorized to issue Purchase Orders to Mobotrex, Inc., in the amount of \$1,252,150.00, for the Traffic Engineering Division, for OPW 53280, being the Traffic Signal Cabinet Project. (The Finance Department is authorized to pay for these traffic signal cabinets in the amount of \$1,252,150.00, from the 2018 Transportation Bond Fund 13185, Transportation Bonds Organization 117117; future reimbursements for a portion of these traffic signal cabinets are authorized into the 2018 Transportation Bond Fund 13185, Transportation Bonds Organization 117117.) – [see attached](#).
22. RES. 2022-0162 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to Bobcat of Omaha, in the amount of \$56,900.00, for the purchase of nine (9) S740 Bobcat Skid Steer Loaders and five (5) E60 Bobcat Compact Excavators, to be utilized by the Street Maintenance Division. (The Finance Department is authorized to pay the cost of this purchase from the Street Allocation Fund 12131, Pavement Maintenance Organization 116158, year 2022 funding.) – [see attached](#).
23. RES. 2022-0163 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to Anderson Ford Lincoln, in the amount of \$107,804.00, for the purchase of four (4) Ford Escapes, to be utilized by the Sewer Maintenance Division. (The Finance Department is authorized to pay the cost of this purchase from the Sewer Revenue Fund 21121, Maintenance Organization 116511, year 2022 funding.) – [see attached](#).
24. RES. 2022-0164 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to Anderson Ford Lincoln, in the amount of \$119,196.00, for the purchase of four (4) Ford Explorers, 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 Treatment Plant Main Organization 116613, year 2022 funding.) – [see attached](#).
25. RES. 2022-0165 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to Anderson Ford Lincoln, in the amount of \$29,799.00, for the purchase of one (1) Ford Explorer, to be utilized by the Sewer Maintenance Division. (The Finance Department is authorized to pay the cost of this purchase from the Sewer Revenue Fund 21121, Maintenance Organization 116511, year 2022 funding.) – [see attached](#).
26. RES. 2022-0183 – Res. that, as recommended by the Mayor, the contract with Spencer Management LLC, for OPW 54272, being the 2022 Emergency Utility Cuts - Major Roadways Project, is hereby approved. (The Finance Department is authorized to pay the cost of \$883,440.00, from the Capital Special Assessment Fund 13573, Special Assessments Organization 116168, year 2022 expenditure.) – [see attached](#).
27. RES. 2022-0184 – Res. that, as recommended by the Mayor, the contract with Spencer Management LLC, in the amount of \$499,422.50, for OPW 54273, being the 2022 Emergency Utility Cuts - Minor Roadways Project, is hereby approved. (The Finance Department is authorized to pay the cost of \$499,422.50, from the Capital Special Assessment Fund 13573, Special Assessments Organization 116168, year 2022 expenditure.) – [see attached](#).

28. RES. 2022-0166 – Res. that, as recommended by the Mayor, Change Order No. 1 with Bayshore Contractors, LLC, in the amount of \$934,607.50, for additional work on OPW 54020, being the Concrete Repair - Various Locations Project, is hereby approved. (The Finance Department is authorized to pay an additional sum of \$934,607.50, for this change order, from the 2020 Street Preservation Bond Fund 13191, Transportation Bonds Organization 117117.) – [see attached](#).
29. RES. 2022-0185 – Res. that, as recommended by the Mayor, Change Order No. 10 with Charles Vrana & Son Construction Co. for additional work on OPW 52884, being the Crown Point Avenue - 74th Court to Blair High Road Project, is hereby approved. (The Finance Department is authorized to pay an additional sum of \$116,313.00, for this change order, from the 2018 Transportation Bond Fund 13185, Transportation Bonds Organization 117117, year 2022 expenditure.) – [see attached](#).
30. RES. 2022-0186 – Res. that, as recommended by the Mayor, the Professional Services Agreement with HGM Associates, Inc., in the amount of \$36,000.00, to provide professional engineering services on OPW 54295, being the Pedestrian Bridge Repairs, 139th and West Center Road and 78th and Maple Street Project, is hereby approved. (The Finance Department is authorized to pay a fee not to exceed \$36,000.00, from the Street Allocation Fund 12131, Bridge Maintenance & Rehabilitation Organization 116164, year 2022 funding.) – [see attached](#).
31. RES. 2022-0187 – Res. that as recommended by the Mayor, the Professional Services Agreement with Felsburg Holt & Ullevig, Inc., in the amount of \$752,000.00, to provide professional engineering services on OPW 54078, being the Pacific Street Improvements East of 178th Street to 169th Street Project, is hereby approved. (The Finance Department is authorized to pay a fee not to exceed \$752,000.00, from the 2018 Transportation Bond Fund 13185, Transportation Bonds Organization 117117.) – [see attached](#).
32. RES. 2022-0188 – Res. that, as recommended by the Mayor, the Task Order Agreement between the City of Omaha and Olsson, Inc., in the amount of \$7,175.91, to provide on-call preliminary engineering services associated with this project known as Federal Aid Project HSIP-28(139), State Control No. 22848, OPW 54100, is hereby approved. (To be paid from the 2018 Transportation Bond Fund 13185, Transportation Bonds Organization 117117, year 2022 funding. The City Council hereby authorizes the Mayor and City Clerk to sign the Agreement on behalf of the City of Omaha.) – [see attached](#).
33. RES. 2022-0189 – Res. that, as recommended by the Mayor, the Task Order Agreement between the City of Omaha and Olsson, Inc., in the amount of \$4,161.91, to provide on-call environmental engineering services associated with this project known as Federal Aid Project HSIP-28(139), State Control No. 22848, OPW 54100, is hereby approved. (To be paid from the 2018 Transportation Bond Fund 13185, Transportation Bonds Organization 117117, year 2022 funding. The City Council hereby authorizes the Mayor and City Clerk to sign the Agreement on behalf of the City of Omaha.) – [see attached](#).
34. RES. 2022-0167 – Res. that, as recommended by the Mayor, the Grant Agreement from the Nebraska Department of Environment and Energy (NDEE) for the Spring and Fall Tire Clean-Up Events, is hereby approved. (The Finance Department is authorized to receive the grant funds referred to in this agreement in the amount of \$78,100.00, to be applied to the General Fund 11111, Solid Waste Disposal Organization 116321.) – [see attached](#).

35. RES. 2022-0190 – Res. that, the Loan Investor Agreement, as recommended by the Mayor, to provide funding in the amount of \$24,266.00 for the Lead-based Paint Hazard Control work to the property owned by Santos Reyes located at 825 Turner Blvd, Units 1-3, is hereby approved. The contract is to be awarded to Rife Construction Inc. (Funds shall be paid as follows: \$24,266.00 from Lead 2019 NELHD, Fund No. 12136, Org. No. 128104.) – [see attached](#).
36. RES. 2022-0191 – Res. that, the Grant Agreement, as recommended by the Mayor, to provide funding in the amount of \$48,298.00 for the Lead-based Paint Hazard Control work to the property owned by Justin Tyree and Kaylee Tyree located at 4173 Cass Street, is hereby approved. The contract is to be awarded to Rife Construction Inc. (Funds shall be paid as follows: \$48,298.00 from Lead 2019 NELHD, Fund No. 12136, Org. No. 128104.) – [see attached](#).
37. RES. 2022-0168 – Res. that, as recommended by the Mayor, the purchase of Trap & Skeet Range Clay Targets for 2022, not to exceed \$202,000.00, for the Harry A. Koch Trap & Skeet Range at Seymour Smith Park, is hereby approved. (The Purchasing Agent is authorized to issue an open purchase order in conformance herewith. Funds in this amount shall be paid from the City Wide Sports Revenue Fund No. 21108 and Organization No. 115366, Trap & Skeet.) – [see attached](#).
38. RES. 2022-0177 – Res. that, as recommended by the Mayor, the payment of security to Lion's Gate Security Solutions, Inc., in the amount of in the amount of \$187,000.00, to provide safety and security of staff and patrons for the 2022 swimming pool season at City of Omaha pools, is hereby approved. (Not to exceed the amount of \$187,000.00, from the General Fund No. 11111 and Organization No. 115335, Pool Admin.) – [see attached](#).
39. RES. 2022-0178 – Res. that, as recommended by the Mayor, the payment to Armored Knights, Inc., the amount of \$20,000.00, to provide safety and security of staff and patrons for 2022 for City of Omaha Community Centers, is hereby approved. (Not to exceed the amount of \$20,000.00, from the General Fund No. 11111 and Organization No. 115111, Recreation Admin.) – [see attached](#).
40. RES. 2022-0179 – Res. that, as recommended by the Mayor, the purchase based upon the contract pricing of Pumps Tire Service Inc. not to exceed the amount of \$55,000.00 for the supply and delivery of new tires and tubes, repairs and rotation for Parks, having been determined to be the best available current price, is hereby accepted. (The Finance Department is authorized to pay the cost of supply in the amount of \$55,000.00 from the General Fund No. 11111 and Organization No. 115021, Machine/Equipment Repair.) – [see attached](#).
41. RES. 2022-0169 – Res. that, as recommended by the Mayor, the bid in the total amount of \$78,158.05 from D & K Products to furnish all labor, materials, and equipment necessary for the Fertilizer (Golf & Sports Turf) bid, is hereby accepted. (The Finance Department is authorized to pay the Funds in the amount of \$78,158.05 to D & K Products from the General Fund No. 11111, and Organization No. 115543 – Sports Turf Management (\$32,373.00); and from the Golf Operations Fund No. 21114, and Organization Nos. 115511 – Johnny Goodman (\$7,384.50), 115512 – Benson (\$8,055.00), 115513 – Elmwood (\$8,465.75), 115519 – Knolls (\$8,681.60), 115515 – Warren Swigart (\$3,933.60), 115516 – Steve Hogan (\$2,655.00), 115517 Spring Lake (\$3,976.40), 115518 – Westwood (\$2,633.20).) – [see attached](#).

42. RES. 2022-0170 – Res. that, as recommended by the Mayor, the bid in the total amount of \$85,134.45 from Van Diest Supply Company to furnish all labor, materials, and equipment necessary for the Fertilizer (Golf & Sports Turf) bid, is hereby accepted. (The Finance Department is authorized to pay the Funds in the amount of \$85,134.45 to Van Diest Supply Company from the General Fund No. 11111, and Organization No. 115543 – Sports Turf Management (\$33,139.30); and from the Golf Operations Fund No. 21114, and Organization Nos. 115511 – Johnny Goodman (\$9,857.50), 115512 – Benson (\$9,824.00), 115513 – Elmwood (\$5,921.00), 115519 – Knolls (\$13,221.75), 115515 – Warren Swigart (\$2,829.15), 115516 – Steve Hogan (\$3,134.50), 115517 Spring Lake (\$5,193.00), 115518 – Westwood (\$2,014.25).) – [see attached](#).
43. RES. 2022-0171 – Res. that, as recommended by the Mayor, the bid in the total amount of \$50,000.00 from Alexander Lawns, Inc. to furnish all labor, materials, and equipment necessary to complete the Grounds Maintenance for the Regency area, 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 \$50,000.00 to Alexander Lawns, Inc. from the General Fund No. 11111, Organization No. 115025, Ground Maintenance Contracts.) – [see attached](#).
44. RES. 2022-0180 – Res. that, as recommended by the Mayor, the bid in the total amount of \$27,370.00 from Nebraska's Best to furnish all labor, materials, and equipment necessary to complete the Grounds Maintenance for Bryan Park, is hereby accepted. (The Purchasing Agent is authorized to issue a purchase order in conformance herewith. The Finance Department is authorized to pay the Funds in the amount of \$27,370.00 to Nebraska's Best from the General Fund No. 11111, Organization No. 115025, Ground Maintenance Contracts.) – [see attached](#).
45. RES. 2022-0181 – Res. that, as recommended by the Mayor, the bid in the total amount of \$57,620.00 from Nebraska's Best to furnish all labor, materials, and equipment necessary to complete the Grounds Maintenance for the Willow Wood area, is hereby accepted. (The Purchasing Agent is authorized to issue a purchase order in conformance herewith. The Finance Department is authorized to pay the Funds in the amount of \$57,620.00 to Nebraska's Best from the General Fund No. 11111, Organization No. 115025, Ground Maintenance Contracts.) – [see attached](#).
46. RES. 2022-0172 – Res. that, as recommended by the Park and Recreation Advisory Board, approval of the project for S.I.D. 438 – The Grove Subdivision, in the amount of \$350,028.00, which includes construction of a small restroom building at The Grove Park, is hereby approved. (Funding source allocated with excess cash from the Bond Fund for Douglas County SID #438 – The Grove Subdivision.) – [see attached](#).
- A. Park and Recreation Advisory Board recommends approval.
47. RES. 2022-0173 – Res. that, as recommended by the Park and Recreation Advisory Board, approval of the project for S.I.D. 519 – Arbor Gate Subdivision, in the amount of \$762,610.59, which includes the following improvements to Arbor Gate Park: a concrete trail, seating areas, a net climber, new sports courts, and a new parking lot, is hereby approved. (Funding source allocated with excess cash from the Bond Fund for Douglas County SID 519 – Arbor Gate Subdivision.) – [see attached](#).
- A. Park and Recreation Advisory Board recommends approval.

48. RES. 2022-0174 – Res. that, as recommended by the Mayor, the purchase based upon the quote from Jones Automotive in the amount of \$584,522.45, for equipment and installation for twenty (20) Ford Police Utility Vehicles (PUV) for the Omaha Police Department, is hereby approved. (The Finance Department of the City of Omaha is authorized to pay \$584,522.45 for the equipment and installation for the Ford PUVs from the Omaha Police Department, Year 2022, General Fund 11111, Organization 113141 Fleet/Facilities, Account 44234 Cars/Small Trucks/Vans.) – [see attached](#).
49. RES. 2022-0192 – Res. that, as recommended by the Mayor, the purchase based upon the quote from Anderson Ford, Lincoln in the amount of \$34,064.00 for one Ford Police Utility Vehicle for the Omaha Police Department Canine Interdiction Squad, which represents Nebraska State Contract bid pricing, having been determined to be the best available current price for the Ford PUV, is hereby approved. (The Finance Department is authorized to pay the cost of the Ford PUV in the amount of \$34,064.00 from the Omaha Police Department, Year 2022, General Fund 11111, Organization 177779, Account 47031 Vehicles Small Law Enforcement Only.) – [see attached](#).
50. RES. 2022-0175 – Res. that, as recommended by the Mayor, the payment based upon the quote from Aercor, Inc. in the amount of \$26,220.00, for the NetMotion software subscription, is hereby approved. (The Finance Department of the City of Omaha is authorized to pay \$26,220.00 for the NetMotion software subscription from Year 2022, General Fund 11111, Organization 113213 Information Technology, Account 42266 Information Technology Contracted.) – [see attached](#).
51. RES. 2022-0176 – Res. that, as recommended by the Mayor, the payment based upon the quote from PepperBall in the amount of \$41,445.00, for the PepperBall launchers, projectiles, maintenance kits, and an air fill kit for the Omaha Police Department Training Unit, is hereby approved. (The Finance Department of the City of Omaha is authorized to pay \$13,695.00 for the PepperBall products from Year 2022, General Fund 11111, Organization 113171 Training Academy, Account 43915 Guns; and \$23,389.00 from Year 2022, General Fund 11111, Organization 113171 Training Academy, Account 43916 Ammunition; and \$4,361.00 from in Year 2022, General Fund 11111, Organization 113171 Training Academy, Account 43925 Training Supplies.) – [see attached](#).

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

ORDINANCES ON SECOND READING

52. ORD. 42895 – An ordinance approving the contract with DPS, LLC, for OPW 54156, being the Transportation of Sludge Cake Biosolids, Missouri River Water Resource Recovery Facility (WRRF) & Papillion Creek WRRF project, at an estimated annual cost of \$1,883,700.00, to be effective from April 1, 2022 through December 31, 2024, with an option by the City to extend the contract for two additional 2-year periods; 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 February 15, 2022; Second Reading and Public Hearing March 1, 2022; Third Reading March 8, 2022) – [see attached](#). **(PUBLIC HEARING TODAY)**

53. ORD. 42896 – An ordinance (1) to approve an agreement between the City of Omaha and the Douglas County Board of Commissioners, Douglas County Administrative Office in the amount of \$197,747.00; and (2) to authorize funding for such agreement from the City of Omaha's FY 2021 Edward Byrne Memorial Justice Assistance Grant (JAG) Program, Award #15PBJA-21-GG-01674-JAGX, awarded by the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance; to provide funding for law enforcement equipment, prosecutor and corrections programs, and technology improvements and training; 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 February 15, 2022; Second Reading and Public Hearing March 1, 2022; Third Reading March 8, 2022) – [see attached](#). **(PUBLIC HEARING TODAY)**
54. ORD. 42897 – An ordinance to amend Sections 30-21, 30-31; 30-81, 30-91 and 30-99; to add new Sections 30-38 and 30-39; of the Omaha Municipal Code; to amend the system whereby the Police Department can track stolen goods, specifically catalytic converters and to regulate sellers, second-hand and salvage dealers in order to reduce theft of certain items – (First Reading February 15, 2022; Second Reading and Public Hearing March 1, 2022; Third Reading March 8, 2022) – [see attached](#). **(PUBLIC HEARING TODAY)**
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NON-ACTION ITEMS

(Items 55 through 84 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 MARCH 22, 2022)

THE HILL

55. ORD. 42891 – An ordinance to rezone property located Northeast of 168th and State Streets from AG-Agricultural District to DR-Development Reserve District – (First Reading February 15, 2022; **Second Reading March 1, 2022**; Third Reading, Public Hearing and Vote March 8, 2022) – [see attached](#).
56. ORD. 42892 – An ordinance to rezone property located Northeast of 168th and State Streets from AG-Agricultural District to R4-Single Family Residential District (High Density) – (First Reading February 15, 2022; **Second Reading March 1, 2022**; Third Reading, Public Hearing and Vote March 8, 2022) – [see attached](#).
57. ORD. 42893 – An ordinance to rezone property located Northeast of 168th and State Streets from AG-Agricultural District to R5-Urban Family Residential District – (First Reading February 15, 2022; **Second Reading March 1, 2022**; Third Reading, Public Hearing and Vote March 8, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
58. RES. 2022-0131 – Res. that, the Final Plat entitled The Hill (Lots 172-393, Outlots E-L), a subdivision outside city limits (a portion being a cluster subdivision), located Northeast of 168th and State Streets, is hereby approved and accepted. The applicant is Woodsonia 168/State LLC – Outside City Limits – [see attached](#). **(LAID OVER TO THE MARCH 8, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEMS 55-57)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).

59. RES. 2022-0132 – Res. that, the Subdivision Agreement among the City of Omaha, Woodsonia 168-State, LLC, The Hill Owners Association, and Sanitary and Improvement District (S.&I.D.) 616 of Douglas County, Nebraska, as recommended by the Mayor, is hereby approved. The Subdivision is to be known as The Hill (Lots 172-393 and Outlots E-L) and is located northeast of 168th and State Streets – [see attached](#). **(LAID OVER TO THE MARCH 8, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEMS 55-57)**

CIP SADDLE CREEK

60. RES. 2022-0196 – Res. that, the Preliminary Plat entitled CIP Saddle Creek, a subdivision inside city limits, located Northwest of Saddle Creek Road and Pacific Street, along with the conditions, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is Randy Chevalier, Commercial Investment Properties – Inside City Limits – [see attached](#). **(LAID OVER TO THE MARCH 15, 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](#).
B. Communication in opposition – [see attached](#).

HAMILTON VILLAGE

61. RES. 2022-0197 – Res. that, the Preliminary Plat entitled Hamilton Village, a minor plat inside city limits, located northwest of 41st Avenue and Hamilton Street, along with the conditions, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is Orchard Valley – Inside City Limits – [see attached](#). **(LAID OVER TO THE MARCH 15, 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](#).

HEARTLAND OF AMERICA PARK REPLAT ONE

62. ORD. 42905 – An ordinance to rezone property located northeast of 8th and Douglas Streets from DS – Downtown Service District and CBD – Central Business District to CBD – Central Business District – **(First Reading March 1, 2022; Second Reading March 8, 2022; Third Reading, Public Hearing and Vote March 15, 2022)** – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
63. ORD. 42906 – An ordinance to amend the boundaries of the ACI-1 Areas of Civic Importance Overlay District for the property located northeast of 8th and Douglas Streets – **(First Reading March 1, 2022; Second Reading March 8, 2022; Third Reading, Public Hearing and Vote March 15, 2022)** – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
64. RES. 2022-0200 – Res. that, the Preliminary Plat entitled Heartland of America Park Replat One, a minor plat inside city limits, located northeast of 8th and Douglas Streets, along with the conditions, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is the City of Omaha – Inside City Limits – [see attached](#). **(LAID OVER TO THE MARCH 15, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEMS 62 AND 63)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).

65. RES. 2022-0201 – Res. that, the Final Plat entitled Heartland of America Park Replat One, a minor plat inside city limits, located northeast of 8th and Douglas Streets, is hereby approved and accepted; and that the replat transmitted herewith entitled Heartland of America Park Replat One, a minor plat inside city limits, located northeast of 8th and Douglas Streets, is hereby approved, and concurrently a portion of the existing plats entitled Original City of Omaha, and described on said replat, are hereby vacated. The applicant is the City of Omaha – Inside City Limits – [see attached](#). **(LAID OVER TO THE MARCH 15, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEMS 62 AND 63)**

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

SUMMER HILL FARM

66. ORD. 42907 – An ordinance to rezone property located Southeast of 168th and State Streets from AG-Agricultural District to R4-Single Family Residential District (High-Density) – **(First Reading March 1, 2022; Second Reading March 8, 2022; Third Reading, Public Hearing and Vote March 15, 2022)** – [see attached](#).

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

67. RES. 2022-0202 – Res. that, the Final Plat entitled Summer Hill Farm (Lots 161-171, Outlot L), a subdivision outside city limits, located Southeast of 168th and State Streets, is hereby approved and accepted. The applicant is KMS-168, LLC – Outside City Limits – [see attached](#). **(LAID OVER TO THE MARCH 15, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEM 66)**

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

68. RES. 2022-0203 – Res. that, the First Amendment to Subdivision Agreement among the City of Omaha, KMS-168, LLC, the Summer Hill Farm Homeowners Association, and Sanitary and Improvement District (S.&I.D.) 581 of Douglas County, Nebraska, as recommended by the Mayor, is hereby approved. The Subdivision is to be known as Summer Hill Farm (Lots 161-171 and Outlot L) and is located southeast of 168th and State Streets – [see attached](#). **(LAID OVER TO THE MARCH 15, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEM 66)**

PLANNING ORDINANCES ON SECOND READING WITH PLANNING BOARD ATTACHMENTS

69. ORD. 42889 – An ordinance to rezone property located at 1828 Sahler Street from GI – General Industrial District to R5 – Urban Family Residential District – (First Reading February 15, 2022; **Second Reading March 1, 2022**; Third Reading, Public Hearing and Vote March 8, 2022) – [see attached](#).

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

70. ORD. 42890 – An ordinance to rezone property located at 8121 Grant and 8206 Burdette Streets from R2 – Single-Family Residential District (Low-Density) and R3 – Single-Family Residential District (Medium-Density) to R3 – Single-Family Residential District (Medium-Density) – (First Reading February 15, 2022; **Second Reading March 1, 2022**; Third Reading, Public Hearing and Vote March 8, 2022) – [see attached](#).

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

71. ORD. 42894 – An ordinance to approve a PUR-Planned Unit Redevelopment Overlay District located southeast of 6th and Woolworth Streets, to approve the Development Plan – (First Reading February 15, 2022; **Second Reading March 1, 2022**; Third Reading, Public Hearing and Vote March 8, 2022) – [see attached](#).

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

PLANNING ORDINANCE ON FIRST READING WITH PLANNING BOARD ATTACHMENTS

72. ORD. 42904 – An ordinance to approve a PUR-Planned Unit Redevelopment Overlay District located at Northwest of 30th Avenue and Mason Street, to approve the Development Plan – (**First Reading March 1, 2022**; Second Reading March 8, 2022; Third Reading, Public Hearing and Vote March 15, 2022) – [see attached](#).

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

SPECIAL USE PERMITS

73. RES. 2022-0204 – Res. that, the Special Use Permit application submitted by Mark Sanford for a Special Use Permit to allow Auto sales in the CC District (property is located within an MCC-Major Commercial Corridor Overlay District), located at 2322 and 2334 North 90th 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. 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 MARCH 15, 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](#).

74. RES. 2022-0205 – Res. that, the Special Use Permit application submitted by Lance Brown for a Special Use Permit to allow Small group living (disabled) located within 600 feet of another group home, located at 506 South 27th 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. 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 MARCH 15, 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](#).

75. RES. 2022-0206 – Res. that, the Special Use Permit application submitted by Michael Holton for a Special Use Permit to allow Auto sales in the CC District, located at 4835 South 97th 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. 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 MARCH 15, 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](#).
76. RES. 2022-0207 – Res. that, the Special Use Permit application submitted by Jason Tidblom, Tidblom Enterprises, LLC, for a Special Use Permit to allow *Construction sales and service* in the CC District, located at 8838 Maple 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. 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 MARCH 15, 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](#).
77. ORD. 42908 – An ordinance to amend the boundaries of the MCC-Major Commercial Corridor Overlay District, to incorporate into that district the property located at 8838 Maple Street – **(First Reading March 1, 2022; Second Reading March 8, 2022; Third Reading, Public Hearing and Vote March 15, 2022)** – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).

ORDINANCES ON FIRST READING

78. ORD. 42898 – An ordinance to approve a Streetscape Maintenance Agreement between the City of Omaha and Millwork District I, LLC, concerning the allowable streetscape and landscape improvements in the right-of-way and the private maintenance and liability obligations thereof for the Millwork Commons site north and west of 12th and Nicholas Streets; to authorize the execution of said Agreement – **(First Reading March 1, 2022; Second Reading and Public Hearing March 8, 2022; Third Reading March 15, 2022)** – [see attached](#).
79. ORD. 42899 – An ordinance to accept the bid of Miller & Sons Golf Cars in the total amount of \$311,600.000 for the lease, through PNC Equipment Finance, of (144) gas-powered golf cars for the Golf Division of the Parks, Recreation and Public Property Department; for four (4) years with the lease commencing in May 2022, through May 2025, with the option to extend year to year at the same terms, to authorize annual payments as specified therein in the amount of \$77,900.00 per year, for a total amount of \$311,600.00 – **(First Reading March 1, 2022; Second Reading and Public Hearing March 8, 2022; Third Reading March 15, 2022)** – [see attached](#).

80. SPECIAL ORD. 10315 – An ordinance to amend certain portion of Special Levy Ordinance No. 10308 (Litter Group 2022-02) levying an assessment for litter removal in the year 2021, by repealing the assessment on the properties legally described as Parcel 2772 0002 21 Rochford & Gould Sub Division Lot 2 Block 0 LOT 1 & -EX TRIA SW COR- 1025 Frederick St and Parcel 3160 0000 11 Fontenelle View Addition lot 112 Block 0 ½ Alley Vac & 45 x 135 4632 Ames Ave and to add the assessment on the property legally described as Parcel 0664 0000 21 Redman Addition Lot 9 Block OS 310 W 132 FT 4467 Kansas Ave – (**First Reading March 1, 2022**; Second Reading and Public Hearing March 8, 2022; Third Reading March 15, 2022) – [see attached](#).
81. ORD. 42900 – An ordinance to approve exercising two one (1) year options for an Agreement between the City of Omaha and CHI Health, to provide for an Employee Assistance Program for an additional two years beyond the original term approved by the City Council on September 10, 2019 by Ordinance No. 41958; with such funds to be paid from Fund No. 11111, Organization No. 105011, Account No. 42239 – (**First Reading March 1, 2022**; Second Reading and Public Hearing March 8, 2022; Third Reading March 15, 2022) – [see attached](#).
82. ORD. 42901 – An ordinance (1) to approve an agreement between the City of Omaha and Nebraska Preparedness Partnership in the amount of \$66,000.00 and (2) to authorize the funding for such agreement from the FY 2021 State Homeland Security Grant (SHSG) Award #EMW-2021-SS-00084, awarded by the Nebraska Emergency Management Agency, to provide enhanced security of critical infrastructure assets as prioritized by critical infrastructure operators through public-private partnerships, coordinated plan implementation, and resource management; 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 March 1, 2022**; Second Reading and Public Hearing March 8, 2022; Third Reading March 15, 2022) – [see attached](#).
83. ORD. 42902 – An ordinance to approve a services agreement between the City of Omaha and Meetings Database Institute for database support and intelligence services for the Omaha Convention and Visitors Bureau for the period of January 1, 2022 through December 31, 2022, with an option to extend for an additional two (2) 12-month terms; in an amount not to exceed \$49,800.00 per year; to authorize the payments specified therein – (**First Reading March 1, 2022**; Second Reading and Public Hearing March 8, 2022; Third Reading March 15, 2022) – [see attached](#).
84. ORD. 42903 – An ordinance to approve a contract services agreement between the City of Omaha and Talley Management Group, Inc. to continue to provide office space and promotional assistance in Washington DC and Chicago to the Omaha Convention and Visitors Bureau for the purpose of increasing access to meeting planners, and promoting Omaha as a premier destination for conventions and meetings in these cities for the period of January 1, 2022 through December 31, 2022, with an option to extend for an additional two (2) years, in 12-month terms; in an amount not to exceed \$49,327.00 per year; to authorize the payments specified therein – (**First Reading March 1, 2022**; Second Reading and Public Hearing March 8, 2022; Third Reading March 15, 2022) – [see attached](#).

EXECUTIVE SESSION

85. 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.



**CITY OF OMAHA
CITY COUNCIL PRE-COUNCIL MEETING AGENDA
TUESDAY, MARCH 1, 2022**

ROSKENS 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 February 25, 2022, notice of the Pre-Council and Regular City Council Meetings, March 1, 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.