



**CITY OF OMAHA
CITY COUNCIL AGENDA
TUESDAY, MARCH 8, 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 March 4, 2022, notice of the Pre-Council and Regular City Council Meetings, March 8, 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

THE HILL

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

PLANNING ORDINANCES ON FINAL READING WITH PLANNING BOARD ATTACHMENTS

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

13. 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](#). **(PUBLIC HEARING AND VOTE TODAY)**

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

LIQUOR

14. RES. 2022-0212 – Class C Liquor License for Izakaya 01, LLC, dba “Koji”, 8718 Pacific Street. (This is a new application for a new location. Formally Swartz Delicatessen). Notice was posted on the property on 02-09-2022; Notification was sent to property owners within 500 feet on 02-25-2022 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

A. Communication from Planning Department – [see attached](#).

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 15 and 16 was held on March 1, 2022.)

15. 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](#).
16. 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](#).

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

(The public hearings on Agenda Items 17 through 25 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

17. RES. 2022-0213 – Res. that, as recommended by the Mayor, the purchase orders to IPS Group, Inc., in the amount of \$183,785.88, for meter repairs, parts, accessories and credit card fees, in accordance with Section 5.16 of the Home Rule Charter of 1956, is hereby approved. (The Finance Department is authorized to pay the cost of \$183,785.88, from the Parking Revenue Fund 21116, Organization 116183, year 2022 funding.) – [see attached](#).
18. RES. 2022-0214 – 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 \$102,964.00, for the purchase of one (1) T76 Bobcat Track Loader with attachments, to be utilized by the Papillion Creek Water Resource Recovery Facility. (The Finance Department is authorized to pay the cost of this purchase from the Sewer Revenue Fund 21121, Papio Creek Water Resource Recovery Facility Organization 116611, year 2022 funding.) – [see attached](#).
19. RES. 2022-0215 – Res. that, as recommended by the Mayor, Amendment No. 2 to the Professional Services Agreement with Carollo Engineers, Inc., in the amount of \$158,340.00, for construction phase services on OPW 53408, being the Missouri River Water Resource Recovery Facility (WRRF), Transfer-Lift Pumps Replacement Project, is hereby approved. (The Finance Department is authorized to pay the additional fee not to exceed \$158,340.00, from the Sewer Revenue Improvements Fund 21124, CSO Control Implementation Organization 116918.) – [see attached](#).
20. RES. 2022-0216 – Res. that, as recommended by the Mayor, the Grant Agreement from the Nebraska Department of Environment and Energy for the Implementation of the Waste Reduction and Recycling Incentive Grant Application Project, is hereby approved. (The Finance Department is authorized to receive the grant funds referred to in this agreement in the amount of \$362,412.50, to be applied to the Household Chemical Disposal Fund 21129, Household Chemical Disposal Organization 116925.) – [see attached](#).
21. RES. 2022-0218 – Res. that, the Grant Agreement, as recommended by the Mayor, to provide funding in the amount of \$48,934.00 for the rehabilitation and lead reduction work, when applicable, to the property owned by John Brunner located at 6314 North 47th Street, is hereby approved. The Contract is to be awarded to Lamb's Remodeling. (Funds shall be paid from CDBG Full Rehab/Exterior SF 2021 Housing Rehabilitation Program, Award No. 100864, Fund No. 12186, Org. No. 128072.) – [see attached](#).
22. RES. 2022-0219 – Res. that, as recommended by the Mayor, the purchase based upon the contract pricing from Farmers National Company, in the amount of \$32,600.00 for lake and pond management, located at Benson Park Lagoon, Fontenelle Lagoon, Hanscom Park, Millers Landing, Rambleridge Lakes, Spring Lake Park, Towl Park and Walnut Grove Park, for the Parks, Recreation and Public Department, is hereby approved. (The Finance Department of the City of Omaha is authorized to pay the Funds in the amount of \$32,600.00 to Farmers National Company from the General Fund No. 11111, Organization No. 115025, Ground Maintenance Contracts.) – [see attached](#).

23. RES. 2022-0220 – Res. that, as recommended by the Mayor, the Professional Services Agreement in the total amount of \$38,000.00 for The Schemmer Associates to perform professional services for Mockingbird Hills Community Center HVAC Remodel located at 10242 Mockingbird Drive, is hereby approved. (The Finance Department is authorized to pay the total amount of \$38,000.00 from the 2018 Parks and Recreation Fund No. 13357 and Organization No. 117317, Parks and Culture Bond, Project I.D. No. 2005P507.) – [see attached](#).
24. RES. 2022-0221 – Res. that, as recommended by the Mayor, the Resolution in the total amount of \$44,300.00 for The Schemmer Associates to perform professional services for Mockingbird Hills Community Center Exterior and Interior Remodel located at 10242 Mockingbird Drive, is hereby approved. (The Finance Department is authorized to pay the total amount of \$44,300.00 from the 2018 Parks and Recreation Fund No. 13357 and Organization No. 117317, Parks and Culture Bond, Project I.D. No. 2005P507.) – [see attached](#).
25. RES. 2022-0222 – Res. that, as recommended by the Mayor, in accordance with Section 5.16 of the Home Rule Charter of the City of Omaha, 1956, Omaha Public Library is hereby authorized to purchase unique or non-competitive articles and services from NewsBank, Inc. in an amount not to exceed \$51,479.00 during the period of April 1, 2022 to March 31, 2023. (The Finance Department is authorized to pay \$51,479.00 for the cost of purchases from the 2022 General Fund 11111, Organization 117016.) – [see attached](#).

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

ORDINANCE ON FINAL READING

26. 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](#). **(VOTE TODAY)**
- A. Communication in support – [see attached](#).
B. Communication in opposition – [see attached](#).
C. Documentation from the Public Works Department – [see attached](#).

ORDINANCES ON SECOND READING

27. 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](#). **(PUBLIC HEARING TODAY)**

28. ORD. 42899 – An ordinance to accept the bid of Miller & Sons Golf Cars in the total amount of \$311,600.00 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](#). **(PUBLIC HEARING TODAY)**
29. 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](#). **(PUBLIC HEARING TODAY)**
30. 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](#). **(PUBLIC HEARING TODAY)**
31. 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](#). **(PUBLIC HEARING TODAY)**
32. 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](#). **(PUBLIC HEARING TODAY)**

33. 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](#). **(PUBLIC HEARING TODAY)**
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NON-ACTION ITEMS

(Items 34 through 59 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)

CIP SADDLE CREEK

34. 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

35. 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

36. 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](#).

37. 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](#).
38. 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 36 AND 37)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).
39. 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 36 AND 37)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).

SUMMER HILL FARM

40. 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](#).
41. 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 40)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).
42. 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 40)**

WEST FARM REPLAT 8

43. ORD. 42912 – An ordinance to approve a Major Amendment to a Mixed Use District Development Agreement between the City of Omaha and New West Farm Holdings, LLC for West Farm, located southwest of 144th Street and Davenport Streets, to allow the subdivision of 7.47 acres into five lots, providing site development standards – (**First Reading March 8, 2022**; Second Reading March 15, 2022; Third Reading, Public Hearing and Vote March 29, 2022) – [see attached](#).

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

44. RES. 2022-0210 – Res. that, the Preliminary Plat entitled West Farm Replat 8, a minor plat outside city limits, located southwest of 144th and Davenport Streets, along with the conditions, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is Lockwood Development – Outside City Limits – [see attached](#). (**LAI D OVER TO THE MARCH 29, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEM 43**)

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

45. RES. 2022-0211 – Res. that, the Final Plat transmitted herewith entitled West Farm Replat 8, a minor plat outside city limits, located southwest of 144th and Davenport Streets, is hereby approved, and concurrently a portion of the existing plat entitled West Farm, and described on said replat, is hereby vacated. The applicant is Lockwood Development – Outside City Limits – [see attached](#). (**LAI D OVER TO THE MARCH 29, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEM 43**)

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

PLANNING ORDINANCE ON SECOND READING WITH PLANNING BOARD ATTACHMENTS

46. 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](#).

PLANNING ORDINANCES ON FIRST READING WITH PLANNING BOARD ATTACHMENTS

47. ORD. 42909 – An ordinance to rezone property located at 8288 Hascall Street from CC – Community Commercial District and GC – General Commercial District to CC – Community Commercial District – (**First Reading March 8, 2022**; Second Reading March 15, 2022; Third Reading, Public Hearing and Vote March 29, 2022) – [see attached](#).

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

48. ORD. 42910 – An ordinance to rezone property located at 6257 Sprague Street from R4(35) – Single-Family Residential District (High-Density) to R5 – Urban Family Residential District – (**First Reading March 8, 2022**; Second Reading March 15, 2022; Third Reading, Public Hearing and Vote March 29, 2022) – [see attached](#).

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

49. ORD. 42911 – An ordinance to rezone property located at 2411 Burdette Street from R7 – Medium-Density Multiple-Family Residential District and GI – General Industrial District to R7 – Medium-Density Multiple-Family Residential District – **(First Reading March 8, 2022; Second Reading March 15, 2022; Third Reading, Public Hearing and Vote March 29, 2022)** – [see attached](#).

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

TAX INCREMENT FINANCING (TIF) PROJECT PLAN RESOLUTION

50. RES. 2022-0217 – Res. that, the CIP Saddle Creek Tax Increment Financing (TIF) Redevelopment Project Plan, for the redevelopment project site located north of Saddle Creek Road and Pacific Street, which proposes that the site will be cleared and a new six story 195 unit apartment building and two separate commercial buildings will be constructed, and authorizes the City's participation through the allocation of TIF in an amount up to \$5,156,000.00, plus accrued interest, to offset TIF eligible expenses including, but not limited to acquisition, demolition, 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](#). **(LAID OVER TO THE MARCH 29, 2022 CITY COUNCIL MEETING TO ADVERTISE FOR PUBLIC HEARING)**

SPECIAL USE PERMITS

51. 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](#).

52. 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](#).

53. 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](#).
54. 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](#).
55. 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

56. ORD. 42913 – An ordinance to accept the bid from BMI Janitorial Group for janitorial services for the Facilities Management Facility, at a cost of \$17,716.00 per year, for a period of three (3) years, with sole option by the City to extend the price agreement for up to two (2) additional one-year periods; providing for the payments from appropriations of more than one year in accordance with Section 5.17 of the Home Rule Charter of 1956 as amended; to authorize the Purchasing Agent to issue a purchase order – (**First Reading March 8, 2022**; Second Reading and Public Hearing March 15, 2022; Third Reading March 29, 2022) – [see attached](#).

57. ORD. 42914 – An ordinance (1) to approve an agreement between the City of Omaha and the Board of Regents of the University of Nebraska, University of Nebraska at Omaha on behalf of the Nebraska Center for Justice Research in the amount of \$26,994.00; and (2) to authorize funding for such agreement from the City of Omaha's FY 2020 Project Safe Neighborhoods Grant Award #2019-GP-BX-0017, awarded by the U.S. Department of Justice (DOJ), Office of Justice Programs (OJP), Bureau of Justice Assistance (BJA); to work directly with the District of Nebraska, Project Safe Neighborhoods (PSN) Task Force and law enforcement agencies as the PSN research partner; 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 March 8, 2022; Second Reading and Public Hearing March 15, 2022; Third Reading March 29, 2022)** – [see attached](#).

ADDITIONAL ITEMS

58. RES. 2022-0224 – Res. that, the Urban Core Housing and Mobility Redevelopment Plan as recommended by the City Planning Department, be and hereby is approved – [see attached](#). **(LAID OVER TO THE MARCH 29, 2022 CITY COUNCIL MEETING TO ADVERTISE FOR PUBLIC HEARING)**
59. RES. 2022-0223 – Res. that, the Mutual of Omaha Tax Increment Financing (TIF) Redevelopment Project Plan, for the redevelopment project site located at 215 South 15th Street, which proposes the new construction of corporate office tower and significant public infrastructure improvements adjacent to the redevelopment site, and authorizes the City's participation through the allocation of TIF in an amount up to \$62,751,034.00, plus capitalized and accrued interest, to offset TIF eligible expenses, including, but not limited to, site work, architecture and engineering fees, geotechnical and environmental costs, special foundations, and public improvements, as required and allowed by law, for a project with total estimated costs of \$443,125,000.00, 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](#). **(LAID OVER TO THE MARCH 29, 2022 CITY COUNCIL MEETING TO ADVERTISE FOR PUBLIC HEARING)**

EXECUTIVE SESSION

60. 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 8, 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 March 4, 2022, notice of the Pre-Council and Regular City Council Meetings, March 8, 2022.
2. A current copy of the Open Meeting Act is located on the table next to the City Clerk.

DISCUSSION TOPICS

3. Discussion of Agenda Items and matters pertaining thereto.

EXECUTIVE SESSION

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

ADJOURNMENT

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