



**CITY OF OMAHA
CITY COUNCIL AGENDA
TUESDAY, MAY 10, 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 May 6, 2022, notice of the Pre-Council and Regular City Council Meetings, May 10, 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

FOXLEY INDUSTRIAL PARK REPLAT FIVE

6. RES. 2022-0372 – Res. that, the Preliminary Plat entitled Foxley Industrial Park Replat Five, a minor plat inside city limits, located at 4910 F Street, along with the conditions, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is Art Neppl, ABN Building, LLC – Inside City Limits – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).
7. RES 2022-0373 – Res. that, the Final Plat entitled Foxley Industrial Park replat Five, a minor plat inside city limits, located at 4910 F Street, is hereby approved and accepted; and that the replat transmitted herewith entitled Foxley Industrial Park Replat Five, a minor plat inside city limits, located at 4910 F Street, is hereby approved, and concurrently a portion of the existing plats entitled Foxley Industrial Park, and described on said replat, are hereby vacated. The applicant is Art Neppl, ABN Building, LLC – Inside City Limits – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).

FLINN SUBDIVISION ONE

8. ORD. 42944 – An ordinance to rezone property located at located Northeast of 66th and Grover Streets from DR-Development Reserve District and GI-General Industrial District to GI-General Industrial District (property is located within the FF-Flood Fringe and FW-Floodway Overlay Districts) – (First Reading April 26, 2022; Second Reading May 3, 2022; Third Reading, Public Hearing and Vote May 10, 2022) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).
9. RES. 2022-0374 – Res. that, the Final Plat entitled Flinn Subdivision One, a minor plat inside city limits, located Northeast of 66th and Grover Streets (property is located within the FF-Flood Fringe and FW-Floodway Overlay Districts), is hereby approved and accepted. The applicant is Mike McIntosh, Lamp Rynearson Inc – Inside City Limits – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).
 - B. Communications in opposition – [see attached](#).

GROVE RIDGE

10. ORD. 42945 – An ordinance to rezone property located Southeast of 192nd and Harney Streets from AG-Agricultural District to R6-Low-Density Multiple-Family Residential District – (First Reading April 26, 2022; Second Reading May 3, 2022; Third Reading, Public Hearing and Vote May 10, 2022) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).

11. ORD. 42946 – An ordinance to approve a Major Amendment to a PUD-Planned Unit Development Overlay District located Southeast of 192nd and Harney Streets, to approve the Development Plan – (First Reading April 26, 2022; Second Reading May 3, 2022; Third Reading, Public Hearing and Vote May 10, 2022) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).
12. RES. 2022-0377 – Res. that, the Final Plat entitled Grove Ridge (Lot 4) (formerly 192nd and Leavenworth), a subdivision outside city limits, with rezoning from AG to R6 located Southeast of 192nd and Harney Streets, is hereby approved and accepted. The applicant is 192 Harney Holding, LLC, Jack Schrager – Outside City Limits – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).
13. RES. 2022-0378 – Res. that, the Subdivision Agreement between the City of Omaha and 192 Harney Holdings, LLC, as recommended by the Mayor, is hereby approved. The Subdivision is to be known as Grove Ridge (Lot 4) and is located southeast of 192nd and Harney Streets – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

PLANNING ORDINANCE ON FINAL READING WITH PLANNING BOARD ATTACHMENTS

14. ORD. 42943 – An ordinance to rezone property located at 8909 Burt Street from R2 - Single-Family Residential District (Low-Density) to R5 – Urban Family Residential District – (First Reading April 26, 2022; Second Reading May 3, 2022; Third Reading, Public Hearing and Vote May 10, 2022) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).
 - B. Communication in opposition – [see attached](#).

SPECIAL USE PERMIT

15. RES. 2022-0379 – Res. that, the Special Use Permit application submitted by Shaquita Crawford for a Special Use Permit to allow Small group living (nondisabled) in the R4(35) District, located at 3316 North 45th 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](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).

LIQUOR

16. RES. 2022-0454 – Class C Liquor License for 10 Forward Social, LLC, dba “10 Forward”, 7224 Maple Street. (This is a new application for a new location). Notice was posted on the property on 04-26-2022; Notification was sent to property owners within 500 feet on 04-29-2022 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Communication from Planning Department – [see attached](#).
 17. RES. 2022-0455 – Class C Liquor License for Vilpoint Group, LLC, dba “Copp’s”, 2829 South 181st Street. (This is a new application for a new location). Notice was posted on the property on 04-26-2022; Notification was sent to property owners within 500 feet on 04-29-2022 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 18. RES. 2022-0456 – Class I Liquor License for Beach House Bar & Grill, LLC, dba “Beach House Bar & Grill”, 5338 North 103rd Street. (This is a new application for an old location). Present licensee is Infinity Unlimited, Inc., who has Class “I” – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 19. RES. 2022-0457 – Special Designated Liquor License Application – 2607, Inc., dba “Shevy’s”, 2607 North Main Street, requests permission for a Special Designated License for an outdoor beer garden on June 10, 2022 from 6:00 p.m. to 12:00am with music until midnight – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
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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 20 through 24 was held on May 3, 2022.)

20. ORD. 42947 – An ordinance to accept the bid from The Office Cleaners for janitorial services for the Traffic Maintenance Facility, at a cost of \$11,260.00 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 April 26, 2022; Second Reading and Public Hearing May 3, 2022; Third Reading May 10, 2022) – [see attached](#).
 - A. Communication in opposition – [see attached](#).

21. ORD. 42948 – An ordinance approving an Agreement between the City of Omaha and Lynn Vinduska, of Cass County, Nebraska, 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 Lynn Vinduska will receive and land apply stabilized sewage sludge, according to applicable standards, laws, and policies of the City of Omaha and other relevant jurisdictions for an agreement period ending December 31, 2022 with up to four automatic one-year renewals; to authorize the Finance Department to pay a sum not to exceed \$0.60 per cubic yard of stabilized sludge from the Sewer Revenue Fund 21121, Missouri River Water Resource Recovery Facility Organization 116612 – (First Reading April 26, 2022; Second Reading and Public Hearing May 3, 2022; Third Reading May 10, 2022) – [see attached](#).
22. ORD. 42949 – An ordinance approving a redevelopment and Tax Increment Financing (TIF) Redevelopment Agreement between the City of Omaha and F & J Enterprises, Inc, to implement the Abbott Drive Industrial Building Tax Increment Financing (TIF) Redevelopment Project Plan for a 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; the agreement authorizes the use of up to \$3,875,000.00, plus accrued interest, in excess ad valorem taxes (TIF) generated by the development to help fund the cost of the project – (First Reading April 26, 2022; Second Reading and Public Hearing May 3, 2022; Third Reading May 10, 2022) – [see attached](#).
23. ORD. 42950 – An ordinance approving a redevelopment and Tax Increment Financing (TIF) Redevelopment Agreement between the City of Omaha and MH Ozone II LLC, to implement the MH Landing Lot 4 Tax Increment Financing (TIF) Redevelopment Project Plan for a redevelopment project site located at 3321 South 72nd Street, which proposes demolition of an existing hotel and water park and construction of a new four story hotel with 85 guest rooms on the site; the agreement authorizes the use of up to \$2,000,000.00, plus accrued interest, in excess ad valorem taxes (TIF) generated by the development to help fund the cost of the project – (First Reading April 26, 2022; Second Reading and Public Hearing May 3, 2022; Third Reading May 10, 2022) – [see attached](#).
24. ORD. 42951 – An ordinance authorizing the Purchasing Agent to issue a Purchase Order to Chief School Bus Service, Inc., to provide bus service transportation for Summer Recreation Programs at Camp Hanscom, Hummel Park Day Camp, Camp Adams, and Senior Program Field Trips, in the total amount of \$52,530.00. This Agreement will commence upon city Council approval and run through December 31, 2022. This Agreement may be extended on the same terms and conditions for an additional one-year with three (3) one-year extensions at the option of the City, exercised by the Parks, Recreation and Public Property Department. (The Finance Department is authorized to pay the Funds in the total amount of \$52,530.00 to Chief School Bus Service, Inc., from the General Fund No. 11111, and Organization Nos. – 115352 - Hummel Park Day Camp (\$47,850.00), and – 115111 Community Center Admin. (\$4,680.00).) – (First Reading April 26, 2022; Second Reading and Public Hearing May 3, 2022; Third Reading May 10, 2022) – [see attached](#).

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

(The public hearings on Agenda Items 25 through 44 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

25. RES. 2022-0458 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to Mobotrex, Inc., in the amount of \$51,250.00, for the purchase of Pedestrian Push Buttons to be utilized by the Traffic Division. (The Finance Department is authorized to pay the cost of this purchase from the Street Allocation Fund 12131, Traffic Signals & Computer Sy Organization 116187, year 2022 expenditure.) – [see attached](#).
26. RES. 2022-0459 – Res. that, as recommended by the Mayor, a Purchase Order to the United States Postal Service, in the amount of \$59,811.64, for two (2) 2022 mailings of 146,382 Wasteline newsletters, in accordance with Section 5.16 of the Home Rule Charter of 1956 for the purchase of unique or non-competitive items, is hereby approved. (The Finance Department is authorized to pay the total cost for postage in the amount of \$59,811.64 from the General Fund 11111, Solid Waste - Collect & Disposal Organization 116321, year 2022 funding.) – [see attached](#).
27. RES. 2022-0460 – Res. that, as recommended by the Mayor, the contract with Diamond Surface, Inc., for OPW 54330, being the 2022 Concrete Diamond Grinding Project, is hereby approved. (The Finance Department is authorized to pay the cost of \$1,248,822.60, from the 2020 Street Preservation Bond Fund 13191, Transportation Bonds Organization 117117.) – [see attached](#).
28. RES. 2022-0461 – Res. that, as recommended by the Mayor, the contract with Spencer Management LLC, in the amount of \$1,980,766.00, for OPW 54316, being the 2022 Concrete Pavement Repair - Residential Area 4512 Project, is hereby approved. (The Finance Department is authorized to pay the cost of \$1,980,766.00, from the 2020 Street Preservation Bond Fund 13191, Transportation Bonds Organization 117117.) – [see attached](#).
29. RES. 2022-0462 – Res. that, as recommended by the Mayor, the invoice with Wilson and Company, in the amount of \$81,700.00, to provide flagging and construction inspection services on the rail line adjacent to OPW 53734, being the 51st and Madison Streets Creek Stabilization Project, is hereby approved. (The Finance Department is authorized to pay a fee not to exceed \$81,700.00, from the Sewer Revenue Improvements Fund 21124, Neighborhood Sewer Renovation Organization 116911. Sewer Revenue Bonds will be issued to finance this project.) – [see attached](#).
30. RES. 2022-0463 – Res. that, as recommended by the Mayor, Amendment No. 1 to the Professional Services Agreement with HDR Engineering, Inc., in the amount of \$60,232.46, for additional design phase services on OPW 54358, being the 168th Street Sanitary Sewer Realignment Project, is hereby approved. (The Finance Department is authorized to pay the additional fee not to exceed \$60,232.46, from the Sewer Revenue Improvements Fund 21124, Sewer Revenue Improvement Bond Organization 116916.) – [see attached](#).

31. RES. 2022-0464 – Res. that, as recommended by the Mayor, the Professional Services Agreement with Kirkham, Michael & Associates, Inc., in the amount of \$126,618.70, to provide professional construction engineering services on OPW 53834, being the SID 2019-07 Ames Avenue, from N 85th Street to N 87th Avenue and N 87th Avenue to Boyd Street Project, is hereby approved. (The Finance Department is authorized to pay a fee not to exceed \$126,618.70, from the \$126,618.70; 50% in the amount of \$63,309.35, to be paid from the Capital Special Assessment Fund 13573, Special Assessments Organization 116168, and 50% in the amount of \$63,309.35, to be paid from the 2020 Street Preservation Bond Fund 13191, Transportation Bonds Organization 117117.) – [see attached](#).
32. RES. 2022-0465 – Res. that, as recommended by the Mayor, the Professional Services Agreement with Carollo Engineers, Inc., in the amount of \$99,977.00, to provide professional design phase engineering services on OPW 54269, being the Siphon Upgrade at Thomas Creek & Little Papio Project, is hereby approved. (The Finance Department is authorized to pay a fee not to exceed \$99,977.00, from the Sewer Construction Fund 12133, General Interceptor Sewer Construction Organization 116921, year 2022 funding.) – [see attached](#).
33. RES. 2022-0466 – Res. that, as recommended by the Mayor, the Professional Services Agreement with JEO Consulting Group, Inc. to provide professional design phase engineering services on OPW 54061, being the 205th Street and Cumberland Drive Project, is hereby approved. (The Finance Department is authorized to pay a fee not to exceed \$348,606.52, from the 2018 Transportation Bond Fund 13185, Transportation Bonds Organization 117117.) – [see attached](#).
34. RES. 2022-0467 – Res. that, as recommended by the Mayor, the Supplemental Agreement No. 2 between the City of Omaha and HDR Engineering, Inc., for STPC-3811(1), State Control No. 22209, OPW 50417, being the 168th Street West Center Road-Q Street Project, with a cost to the City of \$6,182.58, is hereby approved. (Will be paid from the 2018 Transportation Bond Fund 13185, Transportation Bonds Organization 117117. The City Council hereby authorizes the Mayor and City Clerk to sign the Agreement on behalf of the City of Omaha.) – [see attached](#).
35. RES. 2022-0468 – Res. that, the Amendment to the Subdivision Agreement between the City of Omaha and Douglas County School District 0001, as recommended by the Mayor, is hereby approved. The Subdivision is known as OPS Pine Creek Addition (Lots 1-3 and Outlots A-C) and is located northwest of 156th and Ida Streets – [see attached](#).
36. RES. 2022-0469 – Res. that, per NEB. REV. STAT. §39-1359, the City of Omaha officially designates the temporary use of State Highway 50 between “L” Street and “P” Street on August 27, 2022, between the hours of 10:00 AM and 1:15 PM, for the entire route of the Millard Days Parade – [see attached](#).
37. RES. 2022-0470 – Res. that, the nomination of “Christopher N. Geary Drive” as a commemorative street name on Pine Street from 35th Street to 36th Street is hereby approved; and the Public Works Department is authorized to erect the acceptable sign(s) therefore, in compliance with all applicable local and state statutes, ordinances or regulations, and policies with all costs to be borne by the applicant – [see attached](#).

38. RES. 2022-0474 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to Environmental Restoration, LLC for Omaha Soil Remediation Program Project Group No. 489. (The Finance Department is authorized to pay the cost of the project in the amount of \$386,000.00 from City of Omaha - U.S. EPA Cooperative Agreement Assistance ID No. V-97748601 out of Lead Hazard Fund 12136, Organization 128104.) – [see attached](#).
39. RES. 2022-0475 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to Environmental Restoration, LLC for Omaha Soil Remediation Program Project Group No. 490. (The Finance Department is authorized to pay the cost of the project in the amount of \$306,000.00 from City of Omaha - U.S. EPA Cooperative Agreement Assistance ID No. V-97748601 out of Lead Hazard Fund 12136, Organization 128104.) – [see attached](#).
40. RES. 2022-0476 – Res. that, the Grant Agreement, as recommended by the Mayor, to provide funding in the amount of \$48,437.50 for the rehabilitation and lead reduction work, when applicable, to the property owned by Carol A. Kellogg located at 2006 Maple Street, is hereby approved. The Contract is to be awarded to Aztec Contracting LLC. (Funds shall be paid from CDBG Full Rehab/Exterior SF 2021 Housing Rehabilitation Program, Award No. 100864, Fund No. 121864, Org. No. 128072.) – [see attached](#).
41. RES. 2022-0477 – Res. that, as recommended by the Mayor, the Agreement between the City of Omaha and Project HouseWorks, Omaha, in the amount of \$100,000.00 in FY 2021 funds for critical and emergency roof replacements and repairs to ten (10) housing units east of 72nd Street, for the period from January 1, 2022 through December 31, 2022, is hereby approved. (Funds shall be paid from the Community Development Block Grant, Award No. 100785, Fund No. 12186, Organization No. 128072.) – [see attached](#).
42. RES. 2022-0478 – Res. that, as recommended by the Mayor, the Agreement between the City of Omaha and Project HouseWorks, to provide \$825,000.00 in HOME Program funds for the purchase, rehabilitation and resale of five (5) vacant single-family houses to be located in areas east of 72nd Street, Omaha, and the subsequent purchase of the HOME and private funded houses by a qualified low- and moderate-income family whose gross annual household income is at or below 80% of the Median Income by Family Size (MFI), is hereby approved. (HOME funds in the amount of \$825,000.00 shall be paid from the FY 2021 Urban Homestead Fund No. 12179, Award No. 100060, Project No. 4132, Organization No. 128071.) – [see attached](#).
43. RES. 2022-0479 – Res. that, as recommended by the Mayor, the purchase based upon the pricing from Gregg Young Chevrolet, in the amount of \$79,399.00 to provide (1) 2017 Ram 3500 Crew Cab and (1) 2018 Silverado Crew Cab, for the Parks, Recreation and Public Department, providing a unique and non-competitive service as provided in Chapter 5.16 of the Home Rule Charter 1956 as amended, is hereby approved. (The Finance Department of the City of Omaha is authorized to pay the Funds in the amount of \$79,399.00 to Gregg Young Chevrolet from the Golf Operations Fund No. 21114 and Organization Nos. 115512 – Benson Golf Course (\$34,000.00) and 115513 – Elmwood Golf Course (\$45,399.00).) – [see attached](#).

44. RES. 2022-0480 – Res. that, the appointment of Nicole M. Wilson as an Alternate Position member of the City of Omaha Personnel Board to serve a term of five years commencing May 10, 2022 and expiring on May 2 2027, be and hereby is confirmed – [see attached](#).

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

ORDINANCES ON SECOND READING

45. ORD. 42953 – An ordinance declaring the necessity of acquiring, for use by the City of Omaha, the necessary private property for the purpose of constructing the Copper Creek Interceptor Sewer Repair, project identified as OPW 53698; providing that the City negotiate with the property owners for land acquisition, permanent easements and temporary construction easements, providing that if said parcel cannot be obtained by negotiation, condemnation proceedings be undertaken and completed – (First Reading May 3, 2022; Second Reading and Public Hearing May 10, 2022; Third Reading May 17, 2022) – [see attached](#). **(PUBLIC HEARING TODAY)**
46. SPECIAL ORD. 10317 – 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 2022-04 – (First Reading May 3, 2022; Second Reading and Public Hearing May 10, 2022; Third Reading May 17, 2022) – [see attached](#). **(PUBLIC HEARING TODAY)**
47. SPECIAL ORD. 10318 – 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 2022-05 – (First Reading May 3, 2022; Second Reading and Public Hearing May 10, 2022; Third Reading May 17, 2022) – [see attached](#). **(PUBLIC HEARING TODAY)**
48. ORD. 42952 – An ordinance approving a Redevelopment Agreement by and between the City of Omaha, Mutual of Omaha Insurance Company, Inc., Lanoha DT 1, LLC, and PB LREC, LLC for the sale by the City, and redevelopment by Mutual of Omaha, of the property generally located at 215 South 15th Street and additional property generally located between 13th and 14th Streets and Farnam and Harney Streets, in the City of Omaha, Douglas County, Nebraska, and all adjacent public rights-of-way; the acquisition, lease, and maintenance of various parking facilities in downtown and midtown Omaha; and which authorizes the use of up to \$68,614,696.00, plus accrued interest, in excess ad valorem taxes generated by the redevelopment project – (First Reading May 3, 2022; Second Reading and Public Hearing May 10, 2022; Third Reading May 17, 2022) – [see attached](#). **(PUBLIC HEARING TODAY)**
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NON-ACTION ITEMS

(Items 49 through 55 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 MAY 31, 2022)

TAX INCREMENT FINANCING (TIF) PROJECT PLAN RESOLUTIONS

49. RES. 2022-0411 – Res. that, the Community Innovation Campus Tax Increment Financing (TIF) Redevelopment Project Plan, for the redevelopment project site located at 1127 North 20th Street, which proposes to rehabilitate a vacant 19,060 square foot building for use as a community kitchen and dietary call center. The kitchen will serve the community nutrition needs of CHI's existing facilities, and authorizes the City's participation through the allocation of TIF in an amount up to \$385,000.00, plus accrued interest, to offset TIF eligible expenses including, but not limited to acquisition, site work, building rehabilitation construction costs, architectural and engineering costs, and public improvements as required, containing a provision for the division of ad valorem taxes as authorized by Section 18-2147 through 18-2150, Revised Statutes of Nebraska, as analyzed and determined to be in conformance with the Community Development Law and as recommended by the City Planning Department, be and hereby is approved – [see attached](#). **(LAID OVER TO THE MAY 17, 2022 CITY COUNCIL MEETING TO ADVERTISE FOR PUBLIC HEARING)**
50. RES. 2022-0471 – Res. that, the MH Landing Lot 5 Tax Increment Financing (TIF) Redevelopment Project Plan, for the redevelopment project site located at 3321 South 72nd Street, which proposes the new construction of a 5,663 square foot one story office building to include 2,134 square feet of warehousing space for materials related to the operations of the hotels of VMM Properties, LLC, and authorizes the City's participation through the allocation of TIF in an amount up to \$390,000.00, 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](#). **(LAID OVER TO THE JUNE 7, 2022 CITY COUNCIL MEETING TO ADVERTISE FOR PUBLIC HEARING)**

51. RES. 2022-0472 – Res. that, the Shirley Tyree Theater Tax Increment Financing (TIF) Redevelopment Project Plan, for the redevelopment project site located at 2401 N 24th Street, which proposes the 4,392 square foot building will be thoroughly renovated for use as a black box theater performance facility, and an addition of about 4,300 square feet will be added to the east of the existing building, and authorizes the City's participation through the allocation of TIF in an amount up to \$354,672.00, plus accrued interest, to offset TIF eligible expenses including, but not limited to acquisition, demolition, site work, 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 JUNE 7, 2022 CITY COUNCIL MEETING TO ADVERTISE FOR PUBLIC HEARING)**

RESOLUTION

52. RES. 2022-0473 – Res. that, the South Omaha Spring Lake CRA comprised of Census Block Groups 2 and 3 located within Census Tract 25, consisting of approximately 248.9 acres, and generally bound on the NORTH: I-80 between South 13th and South 24th Streets; EAST: South 13th Street between I-80 and Spring Lake Drive; SOUTH: F Street between South 24th Street and Spring Lake Drive, and Spring Lake Drive between F Street and South 13th Street; WEST: South 24th Street between I-80 and F Street as described in Exhibit "A", is hereby declared to meet the standards of a substandard and blighted area in need of redevelopment in compliance with the requirements of Nebraska Community Development Law and is hereby designated as a community redevelopment area – [see attached](#). **(LAID OVER TO THE JUNE 7, 2022 CITY COUNCIL MEETING TO ADVERTISE FOR PUBLIC HEARING)**

ORDINANCES ON FIRST READING

53. ORD. 42954 – An ordinance approving Amendment No. 4 to exercise the prior option to extend a contract by two years, to be effective from May 17, 2022 through May 17, 2024, initially approved by the City Council by Ordinance No. 40905, with Passport Labs, Inc. for the on-street Parking Management System in an estimated amount of \$76,340.00 annually for a two-year sum of \$152,680.00; 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 according to actual usage, from a specific account – **(First Reading May 10, 2022;** Second Reading and Public Hearing May 17, 2022; Third Reading May 24, 2022) – [see attached](#).
54. ORD. 42955 – An ordinance approving a redevelopment and Tax Increment Financing (TIF) Redevelopment Agreement between the City of Omaha and Invest Omaha SC, to implement the CIP Saddle Creek Tax Increment Financing (TIF) Redevelopment Project Plan for a redevelopment project site located north of Saddle Creek Road and Pacific Street, which proposes the site to be cleared and a new six story 195 unit apartment building and two separate commercial buildings be constructed; the agreement authorizes the use of up to \$5,156,000.00, plus accrued interest, in excess ad valorem taxes (TIF) generated by the development to help fund the cost of the project – **(First Reading May 10, 2022;** Second Reading and Public Hearing May 17, 2022; Third Reading May 24, 2022) – [see attached](#).

55. ORD. 42956 – An ordinance to enter into a Purchase Agreement with MacQueen Equipment, L.L.C. to purchase eleven emergency vehicles manufactured by Pierce Manufacturing, Inc. and seven Med Units manufactured by Demers Ambulance USA Inc. at a total cost of \$10,977,310.75; the term of the Agreement shall be for three years, with purchases starting in year 2022 through year 2024 with no increase in cost per the NASPO ValuePoint Fire Apparatus Master Agreement and through agreement with MacQueen Equipment L.L.C.; the Omaha Fire Department shall have the option to trade-in eleven (11) emergency vehicles in the total amount of \$36,250.00 at any time if the Fire Department were to determine it was in the best interest of the City; the City shall have the option to purchase additional vehicles from MacQueen Equipment, L.L.C. with all participating Pierce Manufacturing consortium prices with a 0% raise above the selected consortium price at the time of purchase for the period of 2025 to 2029 – (**First Reading May 10, 2022**; Second Reading and Public Hearing May 17, 2022; Third Reading May 24, 2022) – [see attached](#).

EXECUTIVE SESSION

56. 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, MAY 10, 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 May 6, 2022, notice of the Pre-Council and Regular City Council Meetings, May 10, 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.