



**CITY OF OMAHA
CITY COUNCIL AGENDA
TUESDAY, JUNE 7, 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 Vinny Palermo of District No. 4

CERTIFICATION OF PUBLICATION – NOTIFICATION OF OPEN MEETING ACT

4. City Clerk certifies publication in the Daily Record, the Official Newspaper of the City of Omaha on June 3, 2022, notice of the Pre-Council and Regular City Council Meetings, June 7, 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

IMMANUEL LAKESIDE

6. ORD. 42964 – An ordinance to approve a PUD-Planned Unit Development Overlay District in an R6-Low Density Multiple Family Residential District, located southeast of 177th and Frances Streets, to approve the Development Plan – (First Reading May 17, 2022; Second Reading May 24, 2022; Third Reading, Public Hearing and Vote June 7, 2022) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).
7. RES. 2022-0483 – Res. that, the Final Plat transmitted herewith entitled Immanuel Lakeside, a cluster subdivision inside city limits, located southeast of 177th and Frances Streets, is hereby approved, and concurrently a portion of the existing plat Lakeside Hills, and described on said replat, is hereby vacated. The applicant is SRE Development – Inside City Limits – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).
8. RES. 2022-0484 – Res. that, the Subdivision Agreement among the City of Omaha, Immanuel Retirement Communities, and The Bloom at Lakeside Association, as recommended by the Mayor, is hereby approved. The Subdivision is to be known as Immanuel Lakeside (Lots 1-49 and Outlots A-J) and is located southeast of 177th and Frances Streets – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

NORTHEAST JOINT USE FACILITY 2

9. RES. 2022-0512 – Res. that, the Preliminary Plat entitled Northeast Joint Use Facility 2, minor plat inside city limits, located southeast of 20th and Ogden 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](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).

WARREN PLACE

10. RES. 2022-0513 – Res. that, the Preliminary Plat entitled Warren Place, a minor plat inside city limits, located northeast of 42nd and L Streets, along with the conditions, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is Faithful Realty LLC – Inside City Limits – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).
 - B. Communication in support – [see attached](#).

PLANNING ORDINANCES ON FINAL READING WITH PLANNING BOARD ATTACHMENTS

11. ORD. 42957 – An ordinance to rezone property located at 13545 Miami Street from R3 – Single-Family Residential District (Medium-Density) and R4 – Single-Family Residential District (High-Density) to R4 – Single-Family Residential (High-Density) – (First Reading May 17, 2022; Second Reading May 24, 2022; Third Reading, Public Hearing and Vote June 7, 2022) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).
12. ORD. 42958 – An ordinance to rezone property located at 1802 Sahler Street from GI – General Industrial District to R5 – Urban Family Residential District – (First Reading May 17, 2022; Second Reading May 24, 2022; Third Reading, Public Hearing and Vote June 7, 2022) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).
13. ORD. 42959 – An ordinance to rezone property located at 6060 Northwest Radial Highway from R7 – Medium-Density Multiple-Family Residential District to CC – Community Commercial District – (First Reading May 17, 2022; Second Reading May 24, 2022; Third Reading, Public Hearing and Vote June 7, 2022) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).
14. ORD. 42960 – An ordinance to rezone property located at 13705 Corby Street from R3 – Single-Family Residential District (Medium-Density) to R4 – Single-Family Residential District (High-Density) – (First Reading May 17, 2022; Second Reading May 24, 2022; Third Reading, Public Hearing and Vote June 7, 2022) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).
15. ORD. 42961 – An ordinance to rezone property located at 1728 Sahler Street from GI – General Industrial District to R5 – Urban Family Residential District – (First Reading May 17, 2022; Second Reading May 24, 2022; Third Reading, Public Hearing and Vote June 7, 2022) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).
16. ORD. 42962 – An ordinance to rezone property located at 3911 L Street from GC – General Commercial District to R5 – Urban Family Residential District – (First Reading May 17, 2022; Second Reading May 24, 2022; Third Reading, Public Hearing and Vote June 7, 2022) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).
 - B. Communication in opposition – [see attached](#).

17. ORD. 42963 – An ordinance to amend the boundaries of the MCC-Major Commercial Corridor Overlay District, to incorporate into that district the property located at 3911 L Street – (First Reading May 17, 2022; Second Reading May 24, 2022; Third Reading, Public Hearing and Vote June 7, 2022) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

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

TAX INCREMENT FINANCING (TIF) PROJECT PLAN RESOLUTIONS

18. 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](#). **(PUBLIC HEARING AND VOTE TODAY)**
19. 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](#). **(PUBLIC HEARING AND VOTE TODAY)**

RESOLUTION

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

SPECIAL USE PERMITS

21. RES. 2022-0485 – Res. that, the Special Use Permit application submitted by American Tower Delaware Corporation for a Special Use Permit to allow a Broadcast tower in the DR District, with a waiver to Section, 55-108, Height, to allow a 270 foot tall tower, located at 11805 Military Road, 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](#).
22. RES. 2022-0486 – Res. that, the Special Use Permit application submitted by Kids Can Community Center for a Major Amendment to the Special Use Permit to allow Day care services (general) in an R4-Single-Family Residential District, located at 4768 Q 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 Major Amendment to the 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](#).
23. RES. 2022-0516 – Res. that, the Special Use Permit application submitted by Chase Golik, for a Major Amendment to the Large Project Special Use Permit to allow Meatpacking and related industries in the HI – Heavy Industrial District, located at Southwest of 33rd Street and Edward Babe Gomez Avenue, is hereby approved and the Permits and Inspection Division is directed to issue the necessary permit therefor, provided the conditions set out in Exhibit "A" of the referenced application, conditions set out in Exhibit "B", and all applicable local or state statutes, ordinances or regulations are complied with, and the proposed Special Use Permit has been reviewed and evaluated pursuant to, and meets each of, the criteria set forth in Section 55-885 of the Omaha Municipal Code – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).
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LIQUOR

24. RES. 2022-0566 – Class I Liquor License for FNC Holdings, LLC, dba "Midtown Bar", located at 330 North 30th Street. (New application, Old location). Present licensee is Midtown Bar, Inc., who has a Class "I" Liquor License – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

25. RES. 2022-0567 – Class K (Catering) Liquor License for SEI Investments LLC dba “Blue Chip Ultra Lounge”, located at 14805 W Maple Road. (New application, Old location). Presently holds a Class “C” Liquor License. Notice was posted on the property on 05-20-2022; Notification was sent to property owners within 500 feet on 06-03-2022 – [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 26 through 28 was held on May 24, 2022.)

26. ORD. 42965 – An ordinance to transfer a permanent water main easement in land to Metropolitan Utilities District of Omaha, for purposes of relocating facilities, and appurtenances thereto, upon City-owned property located in Levi Carter Park along Abbott Drive; to authorize the Mayor to execute the attached Right-of-Way Easement – (First Reading May 17, 2022; Second Reading and Public Hearing May 24, 2022; Third Reading June 7, 2022) – [see attached](#).
27. ORD. 42966 – An ordinance to approve the acceptance of and authorize disbursement over more than one fiscal year from the Executive Office of the President, Office of National Drug Control Policy Grant Agreement #G22MW0008A in the amount of \$474,091.00, during the project period extending from January 1, 2022 to December 31, 2023 to support initiatives designed to implement the Strategy proposed by the Executive Board of the Midwest HIDTA including the Greater Omaha Safe Streets Taskforce, Omaha ATF Illegal Firearms Taskforce, Omaha DEA Drug Task Force, Omaha Metro Drug Task Force, and Management and Coordination; 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 May 17, 2022; Second Reading and Public Hearing May 24, 2022; Third Reading June 7, 2022) – [see attached](#).
28. SPECIAL ORD. 10319 – A special ordinance to approve the Omaha Downtown Improvement District Association (ODIDA) 2022/2023 Budget and Workplan and levying a special tax and assessment on all lots and pieces of real estate within Business Improvement District No. 6874 in the City of Omaha in the amount of \$586,786.05; such assessment shall cover the costs anticipated by the Business Improvement District for March 2022 to February 2023 and contemplated by Ordinance No. 37504 which was approved by the City Council of the City of Omaha on October 3, 2006, and reauthorized by Ordinance No. 38957 approved on March 8, 2011 and amended by Ordinance No. 41463 approved on April 26, 2018; to approve the Base Level Services Agreement between the City of Omaha and the Downtown Business Improvement District No. 6874 and the Contract for the Omaha Downtown Business Improvement District, Omaha Downtown Improvement District Association, and the City of Omaha – (First Reading May 17, 2022; Second Reading and Public Hearing May 24, 2022; Third Reading June 7, 2022) – [see attached](#).

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

(The public hearings on Agenda Items 29 through 50 are today. If you wish to address the City Council regarding these items, please come to the microphone, indicate the Agenda Item Number you wish to address, identify yourself by your name, address, who you represent, and if you are a proponent or opponent.)

CONSENT AGENDA – RESOLUTIONS

29. RES. 2022-0568 – Liquor License Manager Application – Mariscos El Culichi, LLC, dba “Mariscos El Culichi”, 2229 Leavenworth Street, request permission to appoint Michelle Lopez manager to their present Class “I” Liquor License location – [see attached](#).
30. RES. 2022-0545 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to Begone, Inc. dba Bobcat of Omaha, in the amount of \$74,100.00, for the purchase of four (4) 20K Drop Deck Trailers 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 expenditure.) – [see attached](#).
31. RES. 2022-0546 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to RoadBuilders Machinery and Supply, in the amount of in the amount of \$438,253.00, for the purchase of Two (2) Street Flusher remounts and one (1) complete Street Flusher 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 expenditure.) – [see attached](#).
32. RES. 2022-0547 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to Trek Bicycle Corporation dba B-Cycle, LLC, in the amount of \$496,985.00 for the purchase of bike share equipment & software fees, to be utilized by the Parking Division. (The Finance Department is authorized to pay the cost of this purchase from the Parking Revenue Fund 21116, Mobility Transit Organization 116235, year 2022 funding.) – [see attached](#).
33. RES. 2022-0548 – Res. that, as recommended by the Mayor, the contract with L. G. Roloff Construction Company, Inc., in the amount of \$35,414,164.25, for OPW 52470, being the Forest Lawn Creek Inflow Removal and Outfall Storm Sewer Project, is hereby approved. (The Finance Department is authorized to pay the cost of \$35,414,164.25, from the Sewer Revenue Improvements Bond Fund 21124, CSO Control Implementation Organization 116918; Sewer Revenue Bonds will be issued to finance this project.) – [see attached](#).
34. RES. 2022-0549 – Res. that, as recommended by the Mayor, the contract with Spencer Management LLC, in the amount of \$317,210.30, for OPW 53948, being the N 65th Avenue from Fowler Avenue to Ames Avenue Street Improvement District, a 5B Project, is hereby approved. (The Finance Department is authorized to pay the cost of \$317,210.30, from the 2020 Street Preservation Bond Fund 13191, Transportation Bonds Organization 117117.) – [see attached](#).

35. RES. 2022-0550 – Res. that, as recommended by the Mayor, Change Order No. 1 with L. G. Roloff Construction Company, Inc., in the amount of \$140,175.00, for additional work on OPW 53753, being the Nicholas Street Sewer Extension - Phase 3B Project, is hereby approved. (The Finance Department is authorized to pay an additional sum of \$140,175.00, for this change order, from the Sewer Revenue Improvements Bond Fund 21124, CSO Control Implementation Organization 116918; Sewer Revenue Bonds will be issued to finance this project.) – [see attached](#).
36. RES. 2022-0551 – Res. that, as recommended by the Mayor, Change Order No. 1 with All Purpose Construction, in the amount of \$162,622.00, for additional work on OPW 53840, being the Papio WRRF Flood Protection - 15705 Harlan Lewis Rd, Bellevue, NE 68123 Project, is hereby approved. (The Finance Department is authorized to pay an additional sum of \$162,622.00, for this change order, from the Sewer Revenue Improvements Bond Fund 21124, Capital Asset Replacement Program Organization 116913; Sewer Revenue Bonds will be issued to finance this project.) – [see attached](#).
37. RES. 2022-0552 – Res. that, as recommended by the Mayor, Change Order No. 1 with Eriksen Construction Co., Inc., in the amount of \$129,202.72, for additional work on OPW 53816, being the SOIA Lift Station Improvements Study - 2214 Washington Street Project Project, is hereby approved. (The Finance Department is authorized to pay an additional sum of \$129,202.72, for this change order, from Sewer Revenue Improvements Bond Fund 21124, Capital Asset Replacement Program Organization 116913.) – [see attached](#).
38. RES. 2022-0553 – Res. that, as recommended by the Mayor, the Program Agreement between the City of Omaha and the Nebraska Department of Transportation (NDOT) for Project S-D2(1046), State Control No. 22745 and OPW 54282, being the 2022 Major Street Resurfacing, Various Locations Project, comprised of resurfacing work on Highway 275. (NDOT agrees to pay all the construction costs of the Project, which is currently estimated at \$700,000.00; and, the City Council hereby authorizes the Mayor and City Clerk to sign the Agreement on behalf of the City of Omaha.) – [see attached](#).
39. RES. 2022-0554 – Res. that, the Declaration of Use, formally dedicating certain portions of the north side of Elmwood park, along the south side of Dodge Street for use as a Permanent Traffic Signal Easement better described on Exhibit 1, for the purpose of be and hereby is approved, and the Mayor is authorized to execute the said document – [see attached](#).
40. RES. 2022-0555 – Res. that, the Declaration of Use, formally dedicating a portion of the north side of Turner Park, between North 31st Avenue and Turner Boulevard for use as a Permanent Traffic Signal Easement better described on Exhibit 1, for the purpose of be and hereby is approved, and the Mayor is authorized to execute the said document – [see attached](#).
41. RES. 2022-0556 – Res. that, the Declaration of Use, formally dedicating a portion of the south side of Memorial Park, for use as a Permanent Traffic Signal Easement better described on Exhibit 1, for the purpose of be and hereby is approved, and the Mayor is authorized to execute the said document – [see attached](#).

42. RES. 2022-0557 – Res. that, the nomination of “Symone D. Sanders Street” as a commemorative street name on 22nd Street from Sprague Street to Sahler 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](#).
43. RES. 2022-0558 – Res. that, the Agreement, as recommended by the Mayor, between the City of Omaha and Family Housing Advisory Services, in the total amount of \$75,000.00 for counseling services to individuals and for families who qualify for and who are participating in the City sponsored loan programs for the period from January 1, 2022 through December 31, 2022, is hereby approved. (Funds shall be paid from the 2021 Community Development Block Grant, Housing Development Program, Fund No. 12186, Organization No. 128072, Award No. 100864.) – [see attached](#).
44. RES. 2022-0559 – Res. that, the Agreement, as recommended by the Mayor, between the City of Omaha and Omaha 100, in the total amount of \$75,000.00 for the provision of private mortgage financing and City second mortgage underwriting services through the Mortgage Lending Program for the period from January 1, 2022 through December 31, 2022, is hereby approved. (Funds shall be paid from the 2021 Community Development Block Grant, Housing Development Program, Fund No. 12186, Organization No. 128072, Award No. 100864.) – [see attached](#).
45. RES. 2022-0560 – Res. that, as recommended by the Mayor, the Professional Services Agreement in the total amount of \$99,504.00 for Thiele Geotech, Inc. to perform professional services for The Knolls Erosion Repair located at 11630 Sahler Street, is hereby approved. (The Finance Department is authorized to pay the total amount of \$99,504.00 from 2018 Parks and Recreation Fund No. 13357, Organization No. 117317, Parks and Cultures Bond, Project I.D. No. 2000P505, the City of Omaha will be reimbursed by Federal Emergency Management Agency (FEMA).) – [see attached](#).
46. RES. 2022-0561 – Res. that, as recommended by the Mayor, in accordance with Section 5.16 of the Home Rule Charter of the City of Omaha, 1956, Omaha Public Library is hereby authorized to purchase unique or non-competitive articles or services from Mango Languages LLC in an amount not to exceed \$22,519.61 for the annual subscription renewal of Mango Conversations Enterprise for a one (1)-year term beginning April 1, 2022 and ending on March 31, 2023. (The Finance Department is authorized to pay \$22,519.61 for the cost of purchases from the 2022 General Fund 11111, Organization 117016.) – [see attached](#).
47. RES. 2022-0562 – Res. that, as recommended by the Mayor, the purchase based upon the bid of Sunset Law Enforcement for certain types of ammunition for the Omaha Police Department, and which bid tab is incorporated herein by this reference, is hereby accepted and the same is hereby approved. (The Finance Department of the City of Omaha is authorized to pay the cost of this ammunition purchase in the amount of \$267,145.10 from Fiscal Year 2022, General Fund 11111, Organization 113171 Training Academy, Account 43916 Ammunition.) – [see attached](#).

48. RES. 2022-0563 – Res. that, as recommended by the Mayor, the extension to the Agreement with Douglas County Community Mental Health Center, in the total amount not to exceed \$45,000.00, for approximately six (6) months from July 1, 2022 to December 31, 2022, to provide a protective custody program and facility for intoxicated individuals, is hereby approved. (The Finance Department of the City of Omaha is authorized to pay the funds in the monthly amount of \$7,500.00, with the total amount not to exceed \$45,000.00, to Douglas County Community Mental Health Center. Funds will be allocated in the amount of \$32,500.00 from 2022 Keno Fund 12118, Organization 126017; and \$12,500.00 from 2022 General Fund 11111, Organization 11111 Chief Administrative Functions, Account 42239 Professional Fees – Other.) – [see attached](#).
49. RES. 2022-0564 – Res. that, as recommended by the Mayor, the contract in the total amount of \$23,954.96 from Safeware, Inc., to purchase one-year maintenance and support services for Kidde Fire Trainer T1000 Live Fire Training System, commencing February 28, 2022 and ending February 27, 2023, to be utilized by the Omaha Fire Department, is hereby accepted. (The Purchasing Agent is authorized to issue a purchase order in conformance herewith, and the Finance Department is authorized to pay \$23,954.96 from the Omaha Fire Department General Fund 11111, Organization 114571, Account 42411.) – [see attached](#).
50. RES. 2022-0565 – Res. that, as recommended by the Mayor, the attached Real Estate Purchase Agreement between the City of Omaha and Omaha Opportunities Industrialization Center, Inc. for the sale of a parcel of land, be approved; to provide that upon completion of the conditions in the Agreement, the Mayor of the City of Omaha is hereby authorized to execute and deliver a Special Warranty Deed, and the City Clerk to attest the same, to Omaha Opportunities Industrialization Center, Inc., to convey the real property described therein and City Staff are authorized to execute any other such documents necessary or appropriate to complete the sale of the real property described in the Agreement, which real property is known as 2415 Corby Street, in consideration of the sum of \$250,000.00; and the City of Omaha shall pay for all real estate taxes (if any), documentary transfer taxes (if any) and the cost of the title Commitment shall be divided equally between the City of Omaha and Omaha Opportunities Industrialization Center, Inc. with the transfer of this property – [see attached](#).

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

ORDINANCES ON SECOND READING

51. ORD. 42969 – An ordinance to accept the bid from General Fire & Safety for fire alarm system testing services for Facilities Management, at a cost not to exceed \$42,450.00 per year, for a period of one (1) year, with sole option by the City to extend the price agreement for up to five (5) 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 May 24, 2022; Second Reading and Public Hearing June 7, 2022; Third Reading June 14, 2022) – [see attached](#). **(PUBLIC HEARING TODAY)**

52. ORD. 42970 – An ordinance approving an Agreement with e-Builder, Inc. for a cloud-based Project Management Solution for the Public Works Department, for an initial term of 38 months, with an annual subscription cost of \$332,000.00, plus one-time implementation and integration fees of \$205,730.00; to provide for payments involving appropriations of more than one year in accordance with Section 5.17 of the Home Rule Charter, as amended; to provide for payments from a specific account – (First Reading May 24, 2022; Second Reading and Public Hearing June 7, 2022; Third Reading June 14, 2022) – [see attached](#). **(PUBLIC HEARING TODAY)**
53. ORD. 42971 – An ordinance to amend the official records, logs, and plats of the City of Omaha by providing for the change of the street name to the following street in The Grove addition, a subdivision in Douglas County, Nebraska: A portion of Leavenworth Street changed to Jones Street – (First Reading May 24, 2022; Second Reading and Public Hearing June 7, 2022; Third Reading June 14, 2022) – [see attached](#). **(PUBLIC HEARING TODAY)**
54. ORD. 42972 – An ordinance to approve a lease agreement between East Campus Realty, LLC, representing Midtown Crossing at Turner Park, and the City of Omaha, operating as the Omaha Convention & Visitors Bureau (OCVB) for administrative offices for the OCVB to be located at 120 South 31st Avenue Suite A, Omaha NE 68131 for a term of eighty-seven (87) months beginning upon completion of the office space buildout with an option to extend for an additional two (2), five (5) year terms, subject to City Council approval; in an amount not to exceed \$718,251.34 for the term of the lease; to authorize the payments specified therein – (First Reading May 24, 2022; Second Reading and Public Hearing June 7, 2022; Third Reading June 14, 2022) – [see attached](#). **(PUBLIC HEARING TODAY)**

NON-ACTION ITEMS

(Items 55 through 87 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 JUNE 21, 2022)

FINANCIAL STATEMENTS AND INDEPENDENT AUDITOR'S REPORT

55. CCID 2022-0538 – General Purpose Financial Statements for the year ended December 31, 2021 and Independent Auditor's Report for the Land Reutilization Commission of Douglas County – [see attached](#). **(THIS ITEM WILL BE PLACED ON FILE IN THE CITY CLERK'S OFFICE)**

HAMILTON VILLAGE

56. ORD. 42967 – An ordinance to rezone property located northwest of 41st Avenue and Hamilton Street from GC – General Commercial District to R8 – High-Density Multiple-Family Residential District – (First Reading May 24, 2022; **Second Reading June 7, 2022;** Third Reading, Public Hearing and Vote June 14, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).

57. ORD. 42968 – An ordinance to approve a PUR-Planned Unit Redevelopment Overlay District located northwest of 41st Avenue and Hamilton Street, to approve the Development Plan – (First Reading May 24, 2022; **Second Reading June 7, 2022**; Third Reading, Public Hearing and Vote June 14, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
58. RES. 2022-0514 – Res. that, the Final Plat entitled Hamilton Village, a minor plat inside city limits, located northwest of 41st Avenue and Hamilton Street, is hereby approved and accepted; and that the replat transmitted herewith entitled Hamilton Village, a minor plat inside city limits, located northwest of 41st Avenue and Hamilton Street, is hereby approved, and concurrently a portion of the existing plats entitled City Lots, and described on said replat, are hereby vacated. The applicant is Orchard Valley – Inside City Limits – [see attached](#). **(LAID OVER TO THE JUNE 14, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEMS 56 AND 57)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).
59. RES. 2022-0515 – Res. that, the Subdivision Agreement among the City of Omaha, JDP Property Management LLC, and The Hamilton Village Owners Association, as recommended by the Mayor, is hereby approved. The Subdivision is to be known as Hamilton Village (Lot 1) and is located northwest of 41st Avenue and Hamilton Street – [see attached](#). **(LAID OVER TO THE JUNE 14, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEMS 56 AND 57)**

PEGASUS

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

WESTBURY CREEK

63. ORD. 42977 – An ordinance to rezone property located south of 213th and I Streets from AG-Agricultural District to R4-Single-Family Residential District (High-Density) – **(First Reading June 7, 2022;** Second Reading June 14, 2022; Third Reading, Public Hearing and Vote June 28, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
64. RES. 2022-0539 – Res. that, the Final Plat entitled Westbury Creek (Lots 175-338, Outlots G-I), a subdivision outside city limits, located south of 213th and I Streets, is hereby approved and accepted. The applicant is Gerald Torczon, Richland Homes LLC – Outside City Limits – [see attached](#). **(LAID OVER TO THE JUNE 28, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEM 63)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).
65. RES. 2022-0540 – Res. that, the Subdivision Agreement among the City of Omaha, Richland Homes, LLC, Westbury Creek Homeowners Association, and Sanitary and Improvement District (S.&I.D.) 578 of Douglas County, Nebraska, as recommended by the Mayor, is hereby approved. The Subdivision is to be known as Westbury Creek (Lots 175-338 and Outlots G-I) and is located south of 213th and I Streets – [see attached](#). **(LAID OVER TO THE JUNE 28, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEM 63)**

REDWOOD WENNINGHOFF

66. ORD. 42978 – An ordinance to rezone property located northeast of Sorensen Parkway and Wenninghoff Road from R4-Single Family Residential District (High Density) to R6-Low-Density Multiple-Family Residential District – **(First Reading June 7, 2022;** Second Reading June 14, 2022; Third Reading, Public Hearing and Vote June 28, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
67. ORD. 42979 – An ordinance to approve a PUD-Planned Unit Redevelopment Overlay District, located Northeast of Sorensen Parkway and Wenninghoff Road, to approve the Development Plan – **(First Reading June 7, 2022;** Second Reading June 14, 2022; Third Reading, Public Hearing and Vote June 28, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
68. RES. 2022-0541 – Res. that, the Final Plat entitled Redwood Wenninghoff, a subdivision outside city limits, located northeast of Sorensen Parkway and Wenninghoff Road, is hereby approved and accepted. The applicant is Redwood USA LLC – Outside City Limits – [see attached](#). **(LAID OVER TO THE JUNE 28, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEMS 66 AND 67)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).

69. RES. 2022-0542 – Res. that, the Subdivision Agreement between the City of Omaha and Redwood Omaha Wenninghoff Road NE P1 LLC, as recommended by the Mayor, is hereby approved. The Subdivision is to be known as Redwood Wenninghoff (Lots 1-2 and Outlot A) and is located northeast of Sorensen Parkway and Wenninghoff Road – [see attached](#). **(LAID OVER TO THE JUNE 28, 2022 CITY COUNCIL MEETING TO COINCIDE WITH ITEMS 66 AND 67)**

SPECIAL USE PERMITS

70. RES. 2022-0543 – Res. that, the Special Use Permit application submitted by Ravi, LLC for a Special Use Permit to allow Large group living in the LC-Limited Commercial District located at 2110 Papillion Parkway, Omaha, Nebraska, is hereby approved and the Permits and Inspection Division is directed to issue the necessary permit therefor, provided the conditions set out in Exhibit "A" of the referenced application, conditions set out in Exhibit "B", and all applicable local or state statutes, ordinances or regulations are complied with; and that the proposed Special Use Permit has been reviewed and evaluated pursuant to, and meets each of, the criteria set forth in Section 55-885 of the Omaha Municipal Code – [see attached](#). **(LAID OVER TO THE JUNE 28, 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](#).
71. RES. 2022-0544 – Res. that, the Special Use Permit application submitted by New Cingular Wireless PCS for a Special Use Permit to allow a Broadcast tower in the DR District, along with a waiver to Section 55-108, Height, to allow a 100 foot tall tower (property is located within the FF-Flood Fringe Overlay District), located 4615 North 120th Street, Omaha, Nebraska, is hereby approved and the Permits and Inspection Division is directed to issue the necessary permit therefor, provided the conditions set out in Exhibit "A" of the referenced application, conditions set out in Exhibit "B", and all applicable local or state statutes, ordinances or regulations are complied with; and that the proposed Special Use Permit has been reviewed and evaluated pursuant to, and meets each of, the criteria set forth in Section 55-885 of the Omaha Municipal Code – [see attached](#). **(LAID OVER TO THE JUNE 28, 2022 CITY COUNCIL MEETING TO ADVERTISE FOR PUBLIC HEARING AND TO NOTIFY SURROUNDING PROPERTY OWNERS)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).

ORDINANCES ON FIRST READING

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

73. SPECIAL ORD. 10321 – An ordinance levying a special tax and assessment on all lots and pieces of real estate within Street Improvement District (SID) 2019-01, in the City of Omaha, to cover the cost of constructing and improving Emmet Street, from North 83rd Street to its terminus west of North 85th Street, in Portland cement concrete – (**First Reading June 7, 2022**; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).
74. SPECIAL ORD. 10322 – An ordinance levying a special tax and assessment on all lots and pieces of real estate within Street Improvement District (SID) 2019-06, in the City of Omaha, to cover the cost of constructing and improving Walnut Street, from South 76th Street to South 78th Street, in Portland cement concrete – (**First Reading June 7, 2022**; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).
75. SPECIAL ORD. 10323 – An ordinance levying a special tax and assessment on all lots and pieces of real estate within Street Improvement District (SID) 6881, in the City of Omaha, to cover the cost of constructing and improving Ridgewood Avenue from Poppleton Avenue to Hickory Street, in Portland cement concrete – (**First Reading June 7, 2022**; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).
76. SPECIAL ORD. 10324 – An ordinance levying a special tax and assessment on all lots and pieces of real estate within Street Improvement District (SID) 6883, in the City of Omaha, to cover the cost of constructing and improving Woolworth Avenue from South 80th Street to Ridgewood Avenue, in Portland cement concrete – (**First Reading June 7, 2022**; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).
77. ORD. 42983 – An ordinance vacating 13,346 square feet of North 39th Street and 5,228 square feet of an alley adjacent to Lots 6 to 10 and south 25 feet of Lot 5, Block 4, Kilby Place Addition in the City of Omaha, Douglas County, Nebraska; providing for the reversion or transfer of the same – (**First Reading June 7, 2022**; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
78. ORD. 42984 – An ordinance approving a redevelopment and Tax Increment Financing (TIF) Redevelopment Agreement between the City of Omaha and Elmwood Townhomes, LLC, to implement the Elmwood Townhomes Tax Increment Financing (TIF) Redevelopment Project Plan for a redevelopment project site located southeast of Leavenworth and South 54th Streets, which proposes the new construction of a 19 unit townhouse development; the agreement authorizes the use of up to \$1,657,032.00, plus accrued interest, in excess ad valorem taxes (TIF) generated by the development to help fund the cost of the project – (**First Reading June 7, 2022**; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).

79. ORD. 42985 – An ordinance approving a redevelopment and Tax Increment Financing (TIF) Redevelopment Agreement between the City of Omaha and MH Ozone II, LLC, to implement the MH Landing Lot 5 Tax Increment Financing (TIF) Redevelopment Project Plan for a redevelopment project site located at 3321 South 72nd Street, which proposes the new construction of a 5,663 square foot one story office building to include 2,134 square feet of warehousing space for materials related to the operations of the hotels of VMM Properties, LLC; the agreement authorizes the use of up to \$390,000.00, plus accrued interest, in excess ad valorem taxes (TIF) generated by the development to help fund the cost of the project – (**First Reading June 7, 2022**; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).
80. ORD. 42986 – An ordinance approving a redevelopment and Tax Increment Financing (TIF) Redevelopment Agreement between the City of Omaha and RH Land Management Company, LLC, a Nebraska limited liability company, to implement the Shirley Tyree Theater Tax Increment Financing (TIF) Redevelopment Project Plan for a redevelopment project site located at 2401 North 24th Street, which proposes the 4,392 square foot building be thoroughly renovated for use as a black box theater, and an addition of about 4,300 square feet will be added to the east of the existing building.; the agreement authorizes the use of up to \$354,672.00, plus accrued interest, in excess ad valorem taxes (TIF) generated by the development to help fund the cost of the project – (**First Reading June 7, 2022**; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).
81. ORD. 42987 – An ordinance to approve an Agreement between the City of Omaha and the Elkhorn Public Schools for the City to provide, through its assignment, one Associate School Resource Officer and a marked police cruiser, subject to the availability of such cruiser and Elkhorn's needs, to the Elkhorn Public Schools at a specifically designated location, involving appropriations of more than one fiscal year in conformity with Section 5.17 of the Home Rule Charter, to perform police work at the District property twenty (20) hours per week while school is in session during the regular school year, from the first day of the semester of August, 2022 and ending at the close of the 2022 – 2023 school year; reimbursement from the Elkhorn Public Schools to the City will be in the amount of \$35.00 per hour for the officer, not to exceed \$27,451.00 – (**First Reading June 7, 2022**; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).
82. ORD. 42988 – An ordinance in accordance with Section 5.10 of the Home Rule Charter of the City of Omaha, 1956, as amended, to transfer \$5,961,163.00 in unencumbered appropriations in the 2022 Budget of the City of Omaha from the Wage Adjustment account to the City departments; and to fix the effective date hereof to be immediately upon passage in accordance with Section 2.12 of the Home Rule Charter of the City of Omaha, 1956, as amended – (**First Reading June 7, 2022**; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).
83. ORD. 42989 – An ordinance to establish, pursuant to Section 40-251 of the Omaha Municipal Code, a Class "B" Flammable Liquids Storage District to be known as District No. B-211 at 7500 Mercy Road as requested by Bergan Mercy Hospital – (**First Reading June 7, 2022**; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).

84. ORD. 42973 – An ordinance approving a Redevelopment Agreement by and between the City of Omaha and Harrison at Saddle Creek, LLC, and its successors or assigns, for the for the redevelopment of various properties within the Saddle Creek District, an area generally along North Saddle Creek Road, from Radial Highway to the roundabout; which redevelopment will include the construction of an approximately 160 unit multifamily buildings, together with 7,100 square feet of retail space; includes the City’s commitment to reimburse expenses for sewer relocation, up to \$3.5 million dollars, and other such public improvements – (**First Reading May 24, 2022/June 7, 2022**; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).

2022 ANNEXATION PACKAGE

85. ORD. 42980 – An ordinance extending the limits of the City of Omaha over certain land in Douglas County, Nebraska, and incorporating the same into and making the same a part of the City of Omaha, OPPD Service Center, located at 1101 North 180th Street – (**First Reading June 7, 2022**; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).
86. ORD. 42981 – An ordinance extending the limits of the City of Omaha over certain land in Douglas County, Nebraska, and incorporating the same into and making the same a part of the City of Omaha, Pacific Renaissance, located northwest of 192nd and Pacific Streets – (**First Reading June 7, 2022**; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).
87. ORD. 42982 – An ordinance extending the limits of the City of Omaha over certain land in Douglas County, Nebraska, and incorporating the same into and making the same a part of the City of Omaha, Methodist Women’s Hospital, located northeast of 192nd Street and West Dodge Road – (**First Reading June 7, 2022**; Second Reading and Public Hearing June 14, 2022; Third Reading June 28, 2022) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).

EXECUTIVE SESSION

88. 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, JUNE 7, 2022**

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

CERTIFICATION OF PUBLICATION – NOTIFICATION OF OPEN MEETING ACT

1. City Clerk certifies publication in Daily Record, the Official Newspaper of the City of Omaha on June 7, 2022, notice of the Pre-Council and Regular City Council Meetings, June 3, 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.