



**CITY OF OMAHA
CITY COUNCIL AGENDA
TUESDAY, MAY 9, 2023**

**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 Danny Begley of District No. 3

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 5, 2023, notice of the Pre-Council and Regular City Council Meetings, May 9, 2023.

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 – Fred Astaire Day

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.

LIQUOR

6. RES. 2023-0473 – Class I Liquor License for CCW, LLC, dba “HuHot Mongolian Grill”, located at 990 South 72nd Street. (New application, new location). Notice of public hearing was posted on the property on 04-18-2023; Notification was sent to property owners within 500 feet on 04-21-2023 – [see attached](#). **(POSTPONED FROM THE MAY 2, 2023 CITY COUNCIL MEETING, PUBLIC HEARING AND VOTE TODAY)**
 - A. Communication in opposition – [see attached](#).
 7. RES. 2023-0491 – Class D Liquor License Ray Anderson, Inc., dba “Anderson Convenience Market”, located at 4860 South 96th Street. (New application, new location). Notice of public hearing was posted on the property on 04-18-2023; Notification was sent to property owners within 500 feet on 04-28-2023 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 8. RES. 2023-0492 – Class K Liquor License for KIGJ, LLC, dba “T&T Trucks-Taps-Patio”, located at 5402 South 108th Street. (New application, old location). Presently holds a Class “C” Liquor License. Notice of public hearing was posted on the property on 04-18-2023; Notification was sent to property owners within 500 feet on 04-28-2023 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
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PLANNING ITEMS WITH PLANNING BOARD ATTACHMENTS

MENARDS SUBDIVISION REPLAT 6

9. RES. 2023-0435 – Res. that, the Special Use Permit application submitted by Nick Brenner of Menard Inc. for a Special Use Permit to allow Convenience storage in the CC District, with a waiver to Section 55-756(e)(7), Height limits, to allow a 23-foot-tall building, located northwest of 205th Street and Cumberland Drive, 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](#).
10. RES. 2023-0434 – Res. that, the Final Plat transmitted herewith entitled Menards Subdivision Replat 6, a minor plat inside city limits, located northwest of 205th Street and Cumberland Drive, is hereby approved, and concurrently a portion of the existing plat entitled Menards Subdivision, and described on said replat, is hereby vacated. The applicant is Nick Brenner, Menard, Inc – Inside City Limits – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).

11. RES. 2023-0436 – Res. that, the Subdivision Agreement between the City of Omaha and Menard, Inc., as recommended by the Mayor, is hereby approved. The Subdivision is to be known as Menards Subdivision Replat 6 (Lots 1-5 and Outlot A) and is located northwest of 205th Street and Cumberland Drive – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

SE 180 MAPLE CROSSING

12. ORD. 43418 – An ordinance to rezone property located southeast of 180th Street and West Maple Road from AG – Agricultural District to MU – Mixed Use District – (First Reading April 25, 2023; Second Reading May 2, 2023; Third Reading, Public Hearing and Vote May 9, 2023) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).
13. ORD. 43419 – An ordinance to approve a Mixed Use District Development Agreement for property located southeast of 180th Street and West Maple Road between the City of Omaha and Stephen J. Cross, Costco Wholesale Corp, providing site development standards – (First Reading April 25, 2023; Second Reading May 2, 2023; Third Reading, Public Hearing and Vote May 9, 2023) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).
14. RES. 2023-0444 – Res. that, the Final Plat entitled SE 180 Maple Crossing, a subdivision outside the city limits, located southeast of 180th Street and West Maple Road, is hereby approved and accepted. The applicant is Stephen J. Cross, Costco Wholesale Corp – Outside City Limits – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).
15. RES. 2023-0445 – Res. that, the Subdivision Agreement between the City of Omaha and Costco Wholesale Corporation, as recommended by the Mayor, is hereby approved. The Subdivision is to be known as SE 180 Maple Crossing (Lots 1-7 and Outlots A-B) and is located southeast of 180th Street and West Maple Road – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

PLANNING ORDINANCES ON FINAL READING WITH PLANNING BOARD ATTACHMENTS

16. ORD. 43414 – An ordinance to rezone property southwest of 72nd and Cass Streets from GC – General Commercial District and MU – Mixed Use District to MU – Mixed Use District (property is located within an ACI-2 Overlay District) – (First Reading April 25, 2023; Second Reading May 2, 2023; Third Reading, Public Hearing and Vote May 9, 2023) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).

17. ORD. 43415 – An ordinance to approve a Major Amendment to a Mixed Use District Development Agreement for The Crossroads, located southwest of 72nd and Cass Streets, to incorporate Lot 1 of The Crossroads Replat 1 into the boundaries of the Mixed Use Development Agreement, between the City of Omaha and KJ Crossroads Venture LLC, providing site development standards – (First Reading April 25, 2023; Second Reading May 2, 2023; Third Reading, Public Hearing and Vote May 9, 2023) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).
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CONSENT AGENDA

(Any member of the City Council may cause any item placed on the Consent Agenda to be removed. Items removed from the Consent Agenda shall be taken up by the City Council immediately following the Consent Agenda in the order in which they were removed unless otherwise provided by the City Council Rules of Order.)

(The public hearing on Agenda Items 18 through 20 was held on May 2, 2023.)

18. ORD. 43416 – 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 \$130,795.00; and (2) to authorize funding for such agreement from the City of Omaha's FY 2022 Prosecuting Cold Cases Using DNA Program, Award #15PBJA-22-GG-03130-DNAX, awarded by the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance; to provide support for the prosecution of cold case homicides and coordination with the Omaha Police Department on all facets of cold case homicide investigations, including DNA testing and forensic genetic genealogy (FGG); 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 April 25, 2023; Second Reading and Public Hearing May 2, 2023; Third Reading May 9, 2023) – [see attached](#).
19. ORD. 43417 – 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 in the amount of \$585,274.00; and (2) to authorize funding for such agreement from the City of Omaha's FY 2022 Community-Based Violence Intervention and Prevention Initiative Grant Award #15PBJA-22-GG-04731-CVIP, awarded by the U.S. Department of Justice (DOJ), Office of Justice Programs (OJP), Bureau of Justice Assistance (BJA); to lead implementation and outcome evaluations for the Engaging Networks within the Community of Omaha to Maintain and Promote a Safe Society (ENCOMPASS) Omaha project; 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 April 25, 2023; Second Reading and Public Hearing May 2, 2023; Third Reading May 9, 2023) – [see attached](#).

20. ORD. 43376 – An ordinance to approve an Interlocal Agreement between the City of Omaha and the City of South Sioux City, Nebraska, for more than one year, for the City of Omaha, on behalf of the Eastern Nebraska Clean Energy Assessment District, to administer portions and undertake certain duties of the City of South Sioux City Clean Energy Assessment District and South Sioux City's PACE program – (First Reading April 25, 2023; Second Reading and Public Hearing May 2, 2023; Third Reading May 9, 2023) – [see attached](#).

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

(The public hearings on Agenda Items 21 through 40 are today. If you wish to address the City Council regarding these items, please come to the microphone, indicate the Agenda Item Number you wish to address, identify yourself by your name, address, who you represent, and if you are a proponent or opponent.)

CONSENT AGENDA – RESOLUTIONS

21. RES. 2023-0493 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to Waste Management Corporate Services, Inc. for the disposal of contaminated soil in the amount of \$72,431.60. (The Finance Department is authorized to pay this cost from the Sewer Revenue Improvements Fund 21124, Sewer Separation Organization 116912; Sewer Revenue Bonds will be issued to finance this project.) – [see attached](#).
22. RES. 2023-0494 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to Mid-American Signal for the purchase of Wavetronix Radar Vehicle Detection Equipment, to be utilized by the Traffic Division, in the amount of \$300,000.00, is hereby approved. (The Finance Department is authorized to pay the cost of this purchase from the Street Allocation Fund 12131, Traffic Signals & Computer Systems Organization 116187, year 2023 funding.) – [see attached](#).
23. RES. 2023-0495 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to Siemens for the purchase of three (3) power cell assemblies, to be utilized by the Sewer Maintenance Division, in the amount of \$38,892.00, is hereby approved. (The Finance Department is authorized to pay the cost of this purchase from the Sewer Revenue Fund 21121, Interceptor Maintenance Organization 116717, year 2023 funding.) – [see attached](#).
24. RES. 2023-0496 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to Consolidated Electrical Distributors, Inc. for the purchase of a Rockwell Allen Bradley Variable Frequency Drive, to be utilized by the Papillion Creek Water Resource Recovery Facility, in the amount of \$24,787.67, is hereby approved. (The Finance Department is authorized to pay the cost of this purchase from the Sewer Revenue Fund 21121, Papio Creek Recovery Facility Maintenance Organization 116614, year 2023 funding.) – [see attached](#).
25. RES. 2023-0497 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to Murphy Tractor & Equipment Co., Inc. for the purchase of Repairs on the Doppstadt grinder, to be utilized by the Environmental Quality Control Division in an amount not to exceed \$105,385.45, is hereby approved. (The Finance Department is authorized to pay the cost of these purchases from the General Fund 11111, Compost Operations Organization 116331, year 2023 funding.) – [see attached](#).

26. RES. 2023-0498 – Res. that, as recommended by the Mayor, the contract with Spencer Management, for OPW 54516, being the Concrete Panel Replacements at Various Locations Project, is hereby approved. (The Finance Department is authorized to pay the cost of \$634,213.00, from the 2018 Public Facilities Bond Fund 13247, Capital Organization 116262.) – [see attached](#).
27. RES. 2023-0499 – Res. that, as recommended by the Mayor, the contract with Western Engineering Company, Inc, for OPW 54524, being the 2023 Major Street Resurfacing, Various Locations Project, is hereby approved. (The Finance Department is authorized to pay the cost of \$6,888,907.38, from the Street Allocation Fund 12131, Major Street Resurfacing Organization 116159, year 2023 expenditure.) – [see attached](#).
28. RES. 2023-0501 – Res. that, as recommended by the Mayor, the contract with Oldcastle Materials Midwest Co. dba Omni Engineering, for OPW 54523, being the 2023 Residential Street Resurfacing Package 2, Various Location Project, is hereby approved. (The Finance Department is authorized to pay the cost of \$5,359,261.20, from the 2020 Street Preservation Bond Fund 13191, Residential Street Rehab Organization 116161.) – [see attached](#).
29. RES. 2023-0502 – Res. that, as recommended by the Mayor, the Professional Services Agreement with Holland Basham Architects, Inc. to provide professional services on OPW 54586, being the Fire Station #65 Remodel Project, is hereby approved. (The Finance Department is authorized to pay a fee not to exceed \$32,400.00, from the 2018 Public Facilities Bond Fund 13247, Fire Capital Organization 114512.) – [see attached](#).
30. RES. 2023-0503 – Res. that, as recommended by the Mayor, the Professional Services Agreement with Felsburg, Holt & Ullevig, Inc. to provide professional services on OPW 54558, being the Citywide Minor Bridge Repairs Project, is hereby approved. (The Finance Department is authorized to pay a fee not to exceed \$94,340.00, from the 2018 Transportation Bond Fund 13185, Transportation Bonds Organization 117117.) – [see attached](#).
31. RES. 2023-0504 – Res. that, as recommended by the Mayor, the Professional Services Agreement with Olsson, Inc. to provide special inspection and material testing services on OPW 53900, being the Papillion Creek WRRF Biosolids and Energy Improvements 2022 Project, is hereby approved. (The Finance Department is authorized to pay a fee not to exceed \$522,855.00, from the Sewer Revenue Improvements Fund 21124, Facilities Upgrade Organization, 116915; Sewer Revenue Bonds will be issued to finance this project.) – [see attached](#).
32. RES. 2023-0505 – Res. that, as recommended by the Mayor, the Professional Services Agreement with Jacobs Engineering Group Inc. to provide professional engineering documentation services on the Omaha Regional Stormwater Design Manual Updating Project, is hereby approved. (The Finance Department is authorized to pay a fee not to exceed \$99,985.32, from the Street Allocation Fund 12131, Engineering Organization 116132, year 2023 expenditure.) – [see attached](#).

33. RES. 2023-0506 – Res. that, as recommended by the Mayor, the Professional Services Agreement with PL Integrated Services to provide program management support services on OPW 53906, being the West Papillion Creek Interceptor Sewer Rehabilitation - Harry Anderson Avenue and Golfing Green Drive to South 36th Street and Raynor Parkway Project, OPW 53907, being the Papillion Creek Interceptor Rehabilitation - South 36th Street and Raynor Parkway Project and OPW 53908, being the Big Papillion Creek Interceptor Sewer Rehabilitation - South 60th Street and Harrison Street Project, is hereby approved. (The Finance Department is authorized to pay a fee not to exceed \$99,030.00, to be paid from the Sewer Revenue Improvements Fund 21124, Sewer Separation Organization 116912; Sewer Revenue Bonds will be issued to finance this project.) – [see attached](#).
34. RES. 2023-0507 – Res. that, as recommended by the Mayor, Amendment No. 1 to the Professional Services Agreement with Jacobs Engineering Group Inc. for additional design phase services on OPW 53908, being the Big Papillion Creek Interceptor Sewer Rehabilitation - South 60th Street and Harrison Street Project, is hereby approved. (The Finance Department is authorized to pay the additional fee not to exceed \$1,242,838.00, which is payable from the Sewer Revenue Improvements Fund 21124, Neighborhood Sewer Renovation Organization 116911; Sewer Revenue Bonds will be issued to finance this project.) – [see attached](#).
35. RES. 2023-0508 – Res. that, as recommended by the Mayor, the Supplemental Cost Sharing Agreement between the Jasper Stone 192 & Dodge (“Avenue One”), Sanitary and Improvement District (S&ID) 599, Douglas County, Nebraska and the City of Omaha for improvements to 192nd Street from West Dodge Road to just south of Harney Street, is hereby approved. (The Finance Department is authorized to pay a contribution to the project for the water main relocation portion of the work at a cost of \$202,703.15 from the Street Allocation Fund 12131, Street Improvement Organization 116165.) – [see attached](#).
36. RES. 2023-0510 – Res. that, pursuant to Neb.Rev.Stat. § 39-1359, the City of Omaha officially designates the temporary use of State Highway 64 from NW Radial Highway/58th Street to 63rd Street, between the hours of 5:00 a.m. and 6:30 p.m., as well as the temporary use of State Highway 64 from 52nd Street to 63rd Street, within Omaha City Limits on July 29, 2023 between the hours of 9:30 a.m. and 12:00 p.m., for the entire event area of the Benson Days Parade and Festival – [see attached](#).
37. RES. 2023-0513 – Res. that, the quote of Big A Demo & Excavating, LLC, for the demolition of 1006 S 22nd Street, in the amount of \$25,000.00 is accepted and award is made to Big A Demo & Excavating, LLC. (The amount of this award shall be paid from General Fund Demolition 2022. The Purchasing Agent be authorized to issue a purchase order to Big A Demo & Excavating, LLC, for the demolition of 1006 S 22nd Street, in the amount of \$25,000.00.) – [see attached](#).
38. RES. 2023-0514 – Res. that, the Grant Agreement, as recommended by the Mayor, to provide funding in the amount of \$33,989.00 for the rehabilitation and lead reduction work, when applicable, to the property owned by William D. Henry located at 3502 North 37 Street, Omaha, Nebraska 68111, is hereby approved. The Contract is to be awarded to Oaknest Homes LLC. (Funds shall be paid from CDBG Exterior 2021 SF Housing Rehabilitation Program, Award No. 100864, Fund No. 12186, Org. No. 128072.) – [see attached](#).

39. RES. 2023-0515 – Res. that, as recommended by the Mayor, the acceptance of funding through the United States Marshals Services (USMS), in the amount of \$70,858.80 during the project period of May 15, 2023 to August 22, 2023 to provide funding to support overtime operations for the Omaha Police Department OTB KO Trifecta, and funding of such project, is hereby approved. Copies of the Memorandum of Understanding and USMS Obligation Document are made part hereof – [see attached](#).
40. RES. 2023-0516 – Res. that, the City Council of the City of Omaha encourages the establishment of a sister city relationship between the City of Omaha and Isigny-Omahia Intercom and asks that steps be taken to establish such a relationship – [see attached](#).

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

RESOLUTIONS

41. RES. 2023-0500 – Res. that, as recommended by the Mayor, the contract with Western Engineering Company, Inc, for OPW 54522, being the 2023 Residential Street Resurfacing Package 1, Various Location Project, is hereby approved. (The Finance Department is authorized to pay the cost of \$6,344,082.25, from the 2020 Street Preservation Bond Fund 13191, Residential Street Rehab Organization 116161 (\$6,119,677.25); Alternate 1 shall be paid, 75% from the Capital Special Assessment Fund 13573, Special Assessments Organization 116168 (\$93,806.25) and 25% from the 2020 Street Preservation Bond Fund 13191, Transportation Bonds Organization 117117 (\$31,268.75); Alternate 2 shall be paid, 75% from the Capital Special Assessment Fund 13573, Special Assessments Organization 116168 (\$74,497.50), and 25% from the 2020 Street Preservation Bond Fund 13191, Transportation Bonds Organization 117117 (\$24,832.50).) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
- A. Amendment of the Whole requested by the Public Works Department – [see attached](#).
42. RES. 2023-0509 – Res. that, as recommended by the Mayor, the Professional Services Agreement with Leo A. Daly to provide Professional Architect/Engineering Programing and Master Planning, Design and Construction Administration Services on OPW 54590, being the Omaha Police and Fire Headquarters Project, is hereby approved. (The Finance Department is authorized to pay a fee not to exceed \$2,898,400.00, from the General Fund 11111, General Expense/Insurance Organization 119014.) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
43. RES. 2023-0517 – Res. that, the City Council does hereby approve the settlement of the case entitled *Jane Crudup v. City of Omaha*, Case No. 8:21cv0045, filed in the United States District Court for the District of Nebraska, in the amount of \$275,000.00 in full and complete satisfaction and settlement of this case. The Law Department of the City of Omaha is hereby authorized and empowered to execute, deliver, approve and receive all appropriate settlement documents to cause the conclusion of said case, including the Settlement Agreement and any necessary releases, and that the funds to satisfy the same shall be paid out of the Special Levy Judgment Fund No. 12111, Org. No 121101 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

ORDINANCE ON SECOND READING

44. ORD. 43420 – An ordinance to approve an Interlocal Agreement between the City of Omaha and the City of Bellevue, Nebraska for the receipt and disposition of yard waste, to commence April 1, 2023 and run through December 1, 2023 and is extendable for one (1) additional year upon written consent by both the City of Omaha and the City of Bellevue, involving the reimbursement of money involving appropriations of more than one year in accordance with Section 5.17 of the Home Rule Charter of 1956, as amended – (First Reading May 2, 2023; Second Reading and Public Hearing May 9, 2023; Third Reading May 16, 2023) – [see attached](#). **(PUBLIC HEARING TODAY)**
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NON-ACTION ITEMS

(Items 45 through 51 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 30, 2023)

TAX INCREMENT FINANCING (TIF) PROJECT PLAN RESOLUTIONS

45. RES. 2023-0511 – Res. that, The Larimore Tax Increment Financing (TIF) Redevelopment Project Plan, for the redevelopment project site located at 3483 Larimore Avenue, which proposes the rehabilitation and reuse of the long vacant structure as an affordable housing senior living project, and authorizes the City's participation through the allocation of TIF in an amount up to \$213,518.00, which includes capitalized interest, to offset TIF eligible expenses including, but not limited to building rehabilitation construction costs and 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 6, 2023 CITY COUNCIL MEETING TO ADVERTISE FOR PUBLIC HEARING)**
46. RES. 2023-0512 – Res. that, the Hamilton Village Senior Suites Tax Increment Financing (TIF) Redevelopment Project Plan, for the redevelopment project site located at 4102 Hamilton Street, which proposes the new construction of a four and five story mixed income senior apartment building with 59 apartment units, and authorizes the City's participation through the allocation of TIF in an amount up to \$558,092.00, which includes capitalized interest, to offset TIF eligible expenses including, but not limited to acquisition, building 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 6, 2023 CITY COUNCIL MEETING TO ADVERTISE FOR PUBLIC HEARING)**

ORDINANCES ON FIRST READING

47. ORD. 43421 – An ordinance authorizing the issuance of a purchase order to Garret's Lawn Service for a price agreement for OPW 53687, being the CSO Green Infrastructure Maintenance Project, N 26th Street & Taylor Street Green Infrastructure Maintenance to be utilized by the Environmental Quality Control Division, to be effective for an initial one (1) year term, and is renewable for four (4) separate one-year terms; 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 May 9, 2023;** Second Reading and Public Hearing May 16, 2023; Third Reading May 23, 2023) – [see attached](#).
48. ORD. 43423 – An ordinance authorizing the issuance of a purchase order to Garret's Lawn Service for a price agreement for OPW 53687, being the CSO Green Infrastructure Maintenance Project, Elmwood Park Green Infrastructure Maintenance to be utilized by the Environmental Quality Control Division, to be effective for an initial one (1) year term, and is renewable for four (4) separate one-year terms; 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 May 9, 2023;** Second Reading and Public Hearing May 16, 2023; Third Reading May 23, 2023) – [see attached](#).
49. ORD. 43422 – An ordinance approving a Third Amendment to the Redevelopment and Tax Increment Financing (TIF) Redevelopment Agreement between the City of Omaha and Elkhorn Landing, LLC, to implement the Elkhorn Landing Tax Increment Financing (TIF) Redevelopment Project Plan for a redevelopment project site located at 20603 and 20605 Elkhorn Drive, to revise the number of parking stalls from the previously approved 25 to 16 to be installed within the Elkhorn Drive right-of-way, all other terms and conditions contained in the Redevelopment Agreement not amended hereby, shall remain in full force and effect – **(First Reading May 9, 2023;** Second Reading and Public Hearing May 16, 2023; Third Reading May 23, 2023) – [see attached](#).
50. ORD. 43424 – An ordinance to approve the acceptance of and authorize disbursement over more than one fiscal year from the U.S. Department of Housing and Urban Development, Office of Public Housing Investments Public and Indian Housing, FY 2022 Choice Neighborhoods Supplemental Grant, Award #NE7D531CNG122, in the amount of \$5,000,000.00, and a minimum match in the amount of \$1,250,000.00, during the project period extending from one day after HUD's signature on the HUD-1044 form to September 30, 2026; to provide funding for the construction of replacement housing in mixed-income developments as detailed in the original North 30th Street Choice Neighborhoods Implementation Grant; 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 9, 2023;** Second Reading and Public Hearing May 16, 2023; Third Reading May 23, 2023) – [see attached](#).
51. ORD. 43425 – An ordinance to amend Omaha Municipal Code 36-156, 36-175, 36-193, 36-215, 36-220, 36-221, 36-232, and 36-281; to repeal Sections 36-156, 36-175, 36-193, 36-215, 36-216, 36-220, 36-221, 36-232, 36-281, and 36-288 as heretofore existing – **(First Reading May 9, 2023;** Second Reading and Public Hearing May 16, 2023; Third Reading May 23, 2023) – [see attached](#).

EXECUTIVE SESSION

52. 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 9, 2023**

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 May 5, 2023, notice of the Pre-Council and Regular City Council Meetings, May 9, 2023.
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.