



**CITY OF OMAHA
CITY COUNCIL AGENDA
TUESDAY, JULY 18, 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 Don Rowe of District No. 5

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 July 14, 2023, notice of the Pre-Council and Regular City Council Meetings, July 18, 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

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. 2023-0719 – Class C Liquor License for PDBDRP, LLC, dba “The Rack Wine and Spirits”, located at 1119 North 204th Avenue, Suite 102. (New application, Old location – UPGRADE). Presently holds a Class “D”. Notice of public hearing was posted on the property on 06-30-2023; Notification was sent to property owners within 500 feet on 07-07-2023 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 7. RES. 2023-0720 – Class I Liquor License for First Round, LLC, dba “First Round”, located at 3901 Farnam Street, Suite A. (New application, New location). Notice of public hearing was posted on the property on 06-30-2023; Notification was sent to property owners within 500 feet on 07-07-2023 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 8. RES. 2023-0721 – Class D Liquor License for SETIT, LLC, dba “Bottles and Brews”, located at 10745 Mockingbird Drive. (New application, Old location). Present licensee is SIDDHI18, LLC., who has a Class “D” Liquor License – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 9. RES. 2023-0722 – Liquor License Addition Application – Blue Sky Bar & Patio, LLC, dba “Blue Sky Bar & Patio”, located at 10730 Pacific Street, Suite 10, request permission for an addition of an area approx. 40’ x 90’ to the north. Notice of public hearing was posted on the property on 06-30-2023; Notification was sent to property owners within 500 feet on 07-07-2023 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
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PLANNING ITEMS WITH PLANNING BOARD ATTACHMENTS

MAGNOLIA TRAILS

10. ORD. 43458 – An ordinance to rezone property located southeast of 216th and Fort Streets from AG-Agricultural District to DR-Development Reserve District – (First Reading June 27, 2023; Second Reading July 11, 2023; Third Reading, Public Hearing and Vote July 18, 2023) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
11. ORD. 43459 – An ordinance to rezone property located southeast of 216th and Fort Streets from AG-Agricultural District to R4-Single Family Residential District (High Density) – (First Reading June 27, 2023; Second Reading July 11, 2023; Third Reading, Public Hearing and Vote July 18, 2023) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
12. ORD. 43460 – An ordinance to rezone property located southeast of 216th and Fort Streets from AG-Agricultural District to R5-Urban Family Residential District – (First Reading June 27, 2023; Second Reading July 11, 2023; Third Reading, Public Hearing and Vote July 18, 2023) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).

13. RES. 2023-0650 – Res. that, the Revised Preliminary Plat entitled Magnolia Trails, a subdivision outside the city limits, located southeast of 216th and Fort Streets, along with the conditions, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is Falcone Land Dev, LLC – Outside City Limits – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

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

14. RES. 2023-0651 – Res. that, the Final Plat entitled Magnolia Trails, a subdivision outside the city limits, located southeast of 216th and Fort Streets, is hereby approved and accepted. And that the replat transmitted herewith entitled MAGNOLIA TRAILS, a subdivision outside the city limits, located southeast of 216th and Fort Streets, is hereby approved, and concurrently a portion of the existing plat entitled Brunings First Replat 1, and described on said replat, is hereby vacated. The applicant is Falcone Land Dev, LLC – Outside City Limits – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

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

PLANNING ORDINANCES ON FINAL READING WITH PLANNING BOARD ATTACHMENTS

15. ORD. 43461 – An ordinance to rezone property located northeast of 258th Plaza and West Center Road from AG – Agricultural District to DR – Development Reserve District – (First Reading June 27, 2023; Second Reading July 11, 2023; Third Reading, Public Hearing and Vote July 18, 2023) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

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

16. RES. 2023-0652 – Res. that, the Special Use Permit application submitted by Lanoha Nurseries, Inc. for a Special Use Permit to allow Agricultural sales and service in the DR District, located northeast of 258th Plaza and West Center Road, 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](#).

COMMUNITY REDEVELOPMENT AREA (CRA) AND EXTREMELY BLIGHTED AREA (EBA)

17. RES. 2023-0675 – Res. that, the North Omaha 60th & Sorensen Pkwy CRA and EBA located within Census Block Group 2 of Census Tract 65.06, consisting of approximately 3.74 acres, and generally located south and west of North 60th Street and the Sorensen Parkway, as shown in "Map B" located within "Exhibit I", is hereby declared to meet the standards of a substandard and blighted area in need of redevelopment and to meet the standards of an Extremely Blighted Area in compliance with the requirements of Nebraska Community Development Law and is hereby designated as a both a Community Redevelopment Area and an Extremely Blighted Area – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

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 22 was held on July 11, 2023.)

18. SPECIAL ORD. 10343 – An ordinance levying a special tax and assessment on all lots and pieces of real estate within Street Improvement District (SID) 2019-07, in the City of Omaha, to cover the cost of constructing and improving Ames Avenue, bounded by N 85th Street on the south to N 87th Avenue on the north; together with N 87th Avenue, bounded by Ames Avenue on the east to approximately 114 feet north of Boyd Street on the south, in Portland cement concrete – (First Reading June 27, 2023; Second Reading and Public Hearing July 11, 2023; Third Reading July 18, 2023) – [see attached](#).
19. ORD. 43462 – An ordinance approving a Professional Services Agreement between the City of Omaha and JEO Consulting Group, Inc. for the maintenance of the U.S. Army Corps of Engineers (USACE) permit on the 62nd and Q Street Mitigation Site Extension, effective for a term of 5 years; 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, at an estimated total 5-year cost of \$35,000.00, from a specific account – (First Reading June 27, 2023; Second Reading and Public Hearing July 11, 2023; Third Reading July 18, 2023) – [see attached](#).
20. ORD. 43463 – An ordinance to approve a Streetscape Maintenance Agreement between the City of Omaha and 38th & Leavenworth, LLC, concerning the allowable streetscape and landscape improvements in the right-of-way and the private maintenance and liability obligations thereof for the site at 3814 Leavenworth Street; to authorize the execution of said Agreement – (First Reading June 27, 2023; Second Reading and Public Hearing July 11, 2023; Third Reading July 18, 2023) – [see attached](#).
21. ORD. 43464 – An ordinance approving a redevelopment and Tax Increment Financing (TIF) Redevelopment Agreement between the City of Omaha and Hamilton Village Senior Suites, LLC to implement the Hamilton Village Senior Suites Tax Increment Financing (TIF) Redevelopment Project Plan for a 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; the agreement authorizes the use of up to \$558,092.00, which includes capitalized interest, in excess ad valorem taxes (TIF) generated by the development to help fund the cost of the project – (First Reading June 27, 2023; Second Reading and Public Hearing July 11, 2023; Third Reading July 18, 2023) – [see attached](#).

22. ORD. 46465 – An ordinance to approve the acceptance of and authorize disbursement over more than one fiscal year for a grant award agreement for Award #197-2024-VP8001 from the Nebraska Commission on Law Enforcement and Criminal Justice (Nebraska Crime Commission) in the amount of \$20,000.00, during the project period extending from July 1, 2023 to June 30, 2024 to fund the Omaha Police Department (OPD) Gang Unit Firearms DNA Testing Program to provide funding for the OPD Firearms Squad to submit evidence from gun-related crimes for human DNA testing; to authorize payment from such grant funding and involving appropriations of more than one fiscal year in conformity with Section 5.17 of the Home Rule Charter – (First Reading June 27, 2023; Second Reading and Public Hearing July 11, 2023; Third Reading July 18, 2023) – [see attached](#).

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

(The public hearings on Agenda Items 23 through 32 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

23. RES. 2023-0723 – Liquor License Manager Application – Kwik Shop, Inc., dba Kwik Shop #622; 623; 640; 652; 653; 657; 660; 665; 667; 668; 673 & 799”, request permission to appoint Cassandra M. Gerih manager to their present 12 Class “D” Liquor License locations in the City of Omaha – [see attached](#).
24. RES. 2023-0724 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to Gregg Young Chevrolet for the purchase of one (1) used 2022 Dodge ProMaster Cargo Van, to be utilized by the Street Maintenance Division, in the amount of \$50,899.00. (The Finance Department is authorized to pay the cost of this purchase from the Street Allocation Fund 12131, Graffiti Abatement Organization 116156, year 2023 funding.) – [see attached](#).
25. RES. 2023-0725 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to Gregg Young Chevrolet for the purchase of one (1) used 2022 GMC 2500 Double Cab Pickup, to be utilized by the Construction Division, in the amount of \$54,649.00. (The Finance Department is authorized to pay the cost of this purchase from the Street Allocation Fund 12131, Construction Survey & Inspect Organization 116121, year 2023 funding.) – [see attached](#).
26. RES. 2023-0726 – Res. that, as recommended by the Mayor, the Professional Services Agreement with Embris Group, LLC to provide professional engineering staff augmentation services for the Public Works Design Division, is hereby approved. (The Finance Department is authorized to pay a fee not to exceed \$99,425.00, to be paid from the Street Allocation Fund 12131, Engineering Organization 116132, year 2023 expenditure.) – [see attached](#).
27. RES. 2023-0728 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to EGM Inc. for Soil Remediation Program Project Group No. 508. (The Finance Department is authorized to pay the cost of the project in the amount of \$220,775.00 from City of Omaha - U.S. EPA Cooperative Agreement Assistance ID No. V-97799901 out of Lead Hazard Fund 12136, Organization 128104.) – [see attached](#).

28. RES. 2023-0729 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to Summit Media for a Lead Education Outreach Campaign for the Omaha Soil Remediation Program Project. (The Finance Department is authorized to pay the cost of the project in the amount of \$35,425.00 from City of Omaha - U.S. EPA Cooperative Agreement Assistance ID No. V-97799901 out of Lead Hazard Fund 12136, Organization 128104.) – [see attached](#).
29. RES. 2023-0730 – Res. that, the Grant Agreement, as recommended by the Mayor, to provide funding in the amount of \$20,318.00 for the Lead-based Paint Hazard Control work to the property owned by Silver and Irma Garcia located at 2564 Ellison Avenue, Omaha, is hereby approved. The contract is to be awarded to NSRM, LLC. (Funds shall be paid as follows: \$20,318.00 from LEAD 2022 NELHD 0489-22, Fund No. 12136, Org. No. 128104.) – [see attached](#).
30. RES. 2023-0731 – Res. that, as recommended by the Mayor, Change Order No. 1 to the proposal that awarded JEO Consulting Group, Inc. design work at Knolls Golf Course. The change order will include additional design services that are needed to complete a golf cart parking area, is hereby approved. (The Finance Department is authorized to pay the total amount of \$24,500.00 from the Golf Operations Fund No. 21114, and Organization No. 115519 -Knolls Golf Course.) – [see attached](#).
31. RES. 2023-0732 – Res. that, as recommended by the Mayor, Change Order No. 1 in the total amount of \$44,663.00 for Sid Dillon to provide a 2023 Chevrolet Silverado 1500 Truck, for Parks, Recreation, and Public Property Department, is hereby approved. (The Finance Department is authorized to pay the total amount of \$44,663.00 General Fund 11111, Organization No. 115031, Park Facilities Services.) – [see attached](#).
32. RES. 2023-0733 – 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 professional services from Kanopy, Inc. in an amount not to exceed \$30,093.00 for the subscription renewal of Kanopy (video streaming service) for a one (1)-year term beginning April 13, 2023 and ending on April 12, 2024. (The Finance Department is authorized to pay \$30,093.00 for the cost of purchases from the 2023 General Fund 11111, Organization 117016.) – [see attached](#).

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

ORDINANCE ON FINAL READING

33. SPECIAL ORD. 10344 – An ordinance levying a special tax and assessment on certain lots, part of lots and pieces of real estate in the City of Omaha to cover the cost of clearing snow and ice from sidewalks in the District No. SWSR 2023-01 – (First Reading June 27, 2023; Second Reading and Public Hearing July 11, 2023; Third Reading July 18, 2023) – [see attached](#). **(VOTE TODAY)**
- A. Amendment of the Whole requested by the Public Works Department – [see attached](#).

RESOLUTION

34. RES. 2023-0734 – Res. that, it does hereby approve the City of Omaha entering into a stipulated judgment for the cases *Swanson Towers Condominium Property Regime and Swanson Towers Association, Inc. (aka Swanson Tower Association, Inc.) v. City of Omaha, Nebraska and John Ewing, Jr., Douglas County Treasurer*, Case No. CI 22-131, and *Paula G. Endelman, Gerald F. Geiger, Kathryn A. Geiger, Margo B. Parsow, Donald E. Goldstein, Andi R. Goldstein, Milton M. Kleinberg, Marsha Kleinberg, Rita J. Murphy, Jim Murphy, Michael T. Fouts, Madalyn A. Fouts, Bruce Shackman, Anne Shackman, James L. Miller, and Maureen M. Miller v. City of Omaha, Nebraska and John Ewing, Jr.*, Case No. CI 23-1525, filed in the District Court of Douglas County, Nebraska, in the total amount of \$2,199,540.00 in full and complete satisfaction and settlement of these cases, less the \$199,540.00 amount previously paid to the County Court and released to the Plaintiffs in the condemnation action. Further, the Law Department of the City of Omaha is hereby authorized and empowered to execute, deliver, approve, and receive all appropriate settlement and stipulated judgment documents and to cause the conclusion of said case, including the Settlement Agreement and any necessary releases, seek any necessary court approval, and appropriately divide the funds between interested parties as agreed; and that the funds to satisfy the same shall be paid out of the Judgment Fund, Special Levy Judgment Fund No. 12111, Org. No. 121101 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
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ORDINANCES ON SECOND READING

35. ORD. 43471 – An ordinance authorizing the issuance of a purchase order to DPC Industries, Inc. in the amount of \$80,000.00, for the purchase of Sodium Hydroxide Bulk Shipments to be utilized at the Missouri River Water Resource Recovery Facility, to be effective for a period of 12 months and is extendable for two (2) one-year periods at the City's own option; 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 July 11, 2023; Second Reading and Public Hearing July 18, 2023; Third Reading July 25, 2023) – [see attached](#). **(PUBLIC HEARING TODAY)**
36. ORD. 43472 – An ordinance authorizing the issuance of a purchase order to Todco Barricade for barricading services to be provided at various locations throughout the city; 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 specific accounts – (First Reading July 11, 2023; Second Reading and Public Hearing July 18, 2023; Third Reading July 25, 2023) – [see attached](#). **(PUBLIC HEARING TODAY)**
37. ORD. 43473 – An ordinance authorizing the City of Omaha to enter into an Agreement for Trash Collection Services with the Housing Authority of the City of Omaha (OHA) to reimburse OHA for trash collection services for a three-year period with two additional one year options; the cost for the first year is \$146,806.40 with the annual cost increasing 4% per year for the term of the Agreement; to provide for payment from a specific account – (First Reading July 11, 2023; Second Reading and Public Hearing July 18, 2023; Third Reading July 25, 2023) – [see attached](#). **(PUBLIC HEARING TODAY)**

NON-ACTION ITEMS

(Items 38 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 AUGUST 8, 2023)

CIVIC CORNER

38. RES. 2023-0683 – Res. that, the Preliminary Plat entitled Civic Corner, a subdivision inside city limits (property is located within an ACI-1 Area of Civic Importance Overlay District), located at 1804 Capitol Avenue, along with the conditions, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is Dan Dolezal – Inside City Limits – [see attached](#). **(LAID OVER TO THE JULY 25, 2023 CITY COUNCIL MEETING TO ADVERTISE FOR PUBLIC HEARING AND TO NOTIFY SURROUNDING PROPERTY OWNERS)**

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

39. ORD. 43475 – An ordinance approving a Second Amendment to a Real Estate Purchase and Sale Agreement between the City of Omaha and Civic Corner, LLC for a redevelopment site located northeast of 19th and Capitol Streets, for approximately \$1,359,420.00, pursuant to the Nebraska Community Development Law – (First Reading July 11, 2023; **Second Reading July 18, 2023**; Third Reading, Public Hearing and Vote July 25, 2023) – [see attached](#).

CHILD SAVING ADDITION

40. ORD. 43468 – An ordinance to rezone property located southeast of 46th and Dodge Streets from GO-General Office District and GI-General Industrial District to GO-General Office District (property is located within an ACI-Area of Civic Importance Overlay District) – (First Reading July 11, 2023; **Second Reading July 18, 2023**; Third Reading, Public Hearing and Vote July 25, 2023) – [see attached](#).

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

41. RES. 2023-0684 – Res. that, the Final Plat transmitted herewith entitled Child Saving Addition, a minor plat inside city limits, located southeast of 46th and Dodge Streets, is hereby approved, and concurrently a portion of the existing plat entitled Briggs Place, and described on said replat, is hereby vacated. The applicant is Roger Keaton – Inside City Limits – [see attached](#). **(LAID OVER TO THE JULY 25, 2023 CITY COUNCIL MEETING TO COINCIDE WITH ITEM 40)**

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

HEARTWOOD RESIDENCES

42. ORD. 43469 – An ordinance to rezone property located northwest of Pacific Street and Applied Parkway from R4 – Single-Family Residential District (High-Density) to R5 – Urban Family Residential District – (First Reading July 11, 2023; **Second Reading July 18, 2023**; Third Reading, Public Hearing and Vote July 25, 2023) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
43. ORD. 43470 – An ordinance to amend the boundaries of the NCE-Neighborhood Conservation Overlay District, to incorporate into that district the property located northwest of Pacific Street and Applied Parkway; to approve an amendment to the Urban Design Element of the Master Plan for the City of Omaha to incorporate the Heartwood Preserve NCE District Plan into the Master Plan – (First Reading July 11, 2023; **Second Reading July 18, 2023**; Third Reading, Public Hearing and Vote July 25, 2023) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
44. RES. 2023-0685 – Res. that, the Final Plat entitled Heartwood Residences, a subdivision inside city limits, located northwest of Pacific Street and Applied Parkway, is hereby approved and accepted; and that the replat transmitted herewith entitled Heartwood Residences, a subdivision inside city limits, located northwest of Pacific Street and Applied Parkway, is hereby approved, and concurrently a portion of the existing plats entitled West Farm Replat 7, and described on said replat, are hereby vacated. The applicant is Jeffrey Silver, CIC Land 3 LLC – Inside City Limits – [see attached](#). **(LAID OVER TO THE JULY 25, 2023 CITY COUNCIL MEETING TO COINCIDE WITH ITEMS 42-43)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).
45. RES. 2023-0686 – Res. that, the Subdivision Agreement among the City of Omaha, New West Farm Holdings LLC, The Heartwood Residences Owners Association, and Sanitary and Improvement District (S.&I.D.) 584 of Douglas County, Nebraska, as recommended by the Mayor, is hereby approved. The Subdivision is to be known as Heartwood Residences (Lots 1-222 and Outlots A-S) and is located northwest of Pacific Street and Applied Parkway – [see attached](#). **(LAID OVER TO THE JULY 25, 2023 CITY COUNCIL MEETING TO COINCIDE WITH ITEMS 42-43)**

PLANNING ORDINANCES ON SECOND READING WITH PLANNING BOARD ATTACHMENTS

46. ORD. 43466 – An ordinance to rezone property located northwest of 13th and Pine Streets from GI-General Industrial District to NBD-Neighborhood Business District – (First Reading July 11, 2023; **Second Reading July 18, 2023**; Third Reading, Public Hearing and Vote July 25, 2023) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).

47. ORD. 43467 – An ordinance to approve a PUR-Planned Unit Redevelopment Overlay District in an NBD-Neighborhood Business District located northwest of 13th and Pine Streets, to approve the Development Plan – (First Reading July 11, 2023; **Second Reading July 18, 2023**; Third Reading, Public Hearing and Vote July 25, 2023) – [see attached](#).

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

PLANNING ORDINANCES ON FIRST READING WITH PLANNING BOARD ATTACHMENTS

48. ORD. 43476 – An ordinance to amend the boundaries of the MCC-Major Commercial Corridor Overlay District, to incorporate into that district the property located at 14441 and 14505 Dupont Court – (**First Reading July 18, 2023**; Second Reading July 25, 2023; Third Reading, Public Hearing and Vote August 1, 2023) – [see attached](#).

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

49. ORD. 43477 – An ordinance to amend the boundaries of the MCC-Major Commercial Corridor Overlay District, to incorporate into that district the property located northwest of Big Elk Parkway and West Maple Road – (**First Reading July 18, 2023**; Second Reading July 25, 2023; Third Reading, Public Hearing and Vote August 1, 2023) – [see attached](#).

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

TAX INCREMENT FINANCING (TIF) PROJECT PLAN RESOLUTIONS

50. RES. 2023-0705 – Res. that, the Highlander V Davis Ridge Tax Increment Financing (TIF) Redevelopment Project Plan, for the redevelopment project site located northwest of 31st Street and Patrick Avenue which proposes the new construction of a three-story, mixed income 41 unit multifamily apartment structure, and authorizes the City's participation through the allocation of TIF in an amount up to \$501,775.00, which includes capitalized interest, to offset TIF eligible expenses including, but not limited to site preparation, engineering and architectural fees, environmental and market studies, 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](#). (**LAI D O V E R T O T H E A U G U S T 1, 2 0 2 3 C I T Y C O U N C I L M E E T I N G T O A D V E R T I S E F O R P U B L I C H E A R I N G**)

51. RES. 2023-0706 – Res. that, the Bluestem Prairie 2nd Addition Phase I and II Tax Increment Financing (TIF) Redevelopment Project Plan, for the redevelopment project site located north of Forest Lawn Avenue and Newport Avenue which proposes the two phased construction redevelopment of 112 new single family homes, and authorizes the City's participation through the total allocation of TIF in an amount up to \$7,008,455.00 which includes capitalized interest issued through two separate TIF redevelopment promissory notes for each phase, to offset TIF eligible expenses including, but not limited to acquisition, demolition, site preparation, architectural and engineering fees, 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 AUGUST 1, 2023 CITY COUNCIL MEETING TO ADVERTISE FOR PUBLIC HEARING)**
52. RES. 2023-0727 – Res. that, the Forever North Tax Increment Financing (TIF) Redevelopment Project Plan, for the redevelopment project site located at 2505 North 24th Street, which proposes the construction of both a four story mixed-use structure and a 99 unit four story multifamily apartment building, and authorizes the City's participation through the allocation of TIF in an amount up to \$9,463,221.00, which includes capitalized interest, to offset TIF eligible expenses including, but not limited to land acquisition, architectural and engineering fees, environmental and geotech reports, site preparation, 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 AUGUST 15, 2023 CITY COUNCIL MEETING TO ADVERTISE FOR PUBLIC HEARING)**

ORDINANCE ON SECOND READING

53. ORD. 43474 – An ordinance to approve a Real Estate Purchase and Sale Agreement between the City of Omaha and Enterprise Industrial Park, LLC, for the transfer and sale of property commonly known as 1410 Locust Street; the agreement authorizes the City of Omaha to purchase of the property for the sum total consideration of \$12,000,000.00 – (First Reading July 11, 2023; **Second Reading July 18, 2023**; Third Reading, Public Hearing and Vote August 1, 2023) – [see attached](#).
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ORDINANCES ON FIRST READING

54. ORD. 43478 – An ordinance approving a redevelopment and Tax Increment Financing (TIF) Redevelopment Agreement between the City of Omaha and AH 2816 Ames Omaha Nebraska, LLC, to implement the 2816 Ames Tax Increment Financing (TIF) Redevelopment Project Plan for a redevelopment project site located at 2816 Ames Avenue, which proposes the existing one story building to be thoroughly renovated for use as a medical clinic; the agreement authorizes the use of up to \$321,729.00, which includes capitalized interest, in excess ad valorem taxes (TIF) generated by the development to help fund the cost of the project – (**First Reading July 18, 2023**; Second Reading and Public Hearing July 25, 2023; Third Reading August 1, 2023) – [see attached](#).

55. ORD. 43479 – An ordinance to amend Section 23 - 177 of the Omaha Municipal Code concerning employment classifications by adding the employment classification entitled Concrete Finisher with a hourly pay range of \$22.02 to \$30.36; to repeal Section 23 - 177 as heretofore existing – (**First Reading July 18, 2023**; Second Reading and Public Hearing July 25, 2023; Third Reading August 1, 2023) – [see attached](#).

A. Personnel Board recommends approval.

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, JULY 18, 2023**

**CONFERENCE ROOM 702 @ 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 July 14, 2023, notice of the Pre-Council and Regular City Council Meetings, July 18, 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.