



CITY OF OMAHA CITY COUNCIL AGENDA TUESDAY, JULY 25, 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 Brinker Harding of District No. 6

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 21, 2023, notice of the Pre-Council and Regular City Council Meetings, July 25, 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.

MAYOR'S PRESENTATION FOR THE CITY OF OMAHA 2024 BUDGET

6. Mayor Jean Stothert's Budget Message and Presentation of the recommended budget for year 2024.

(BUDGET AND CAPITAL IMPROVEMENT PROGRAM (CIP) PUBLIC HEARING WILL BE HELD ON AUGUST 8, 2023 AT 6:30 P.M.)

LIQUOR

7. RES. 2023-0750 – Class C Liquor License for Secret Park, LLC, dba “Secret Park”, located at 3207 Leavenworth Street. (New application, New location). Notice of public hearing was posted on the property on 07-12-2023; Notification was sent to property owners within 500 feet on 07-14-2023 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 8. RES. 2023-0751 – Class C Liquor License for TOC, LLC, dba “Touch of Class Lounge”, located at 11220 Fort Street. (New application, Old location). Present licensee is Lalley, Paul J., who has a Class “C” Liquor License – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 9. RES. 2023-0752 – Class CK Liquor License for Venlit Hospitality, LLC, dba “R.U.B- Rotisserie Urban Bistro”, located at 1917 South 67th Street, Suite 110. (New application, New location). Notice of public hearing was posted on the property on 07-12-2023; Notification was sent to property owners within 500 feet on 07-14-2023 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 10. RES. 2023-0753 – Class K Liquor License for NOW Initiative, dba “North Omaha Music & Arts”, located at 2510 North 24th Street. (New application, New location). Notice of public hearing was posted on the property on 07-12-2023; Notification was sent to property owners within 500 feet on 07-14-2023 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 11. RES. 2023-0770 – Special Designated Liquor License Application – AB's Dundee Place, Inc; Cigarcia Tobacco Company, Inc.; Elder Green, LLC; Floresdream, LLC and Harte Holding Co., requests permission for Special Designated Licenses for Dundee Day on Underwood Avenue from 49th Street to 51st Street on August 19, 2023 from 7:00 a.m. to 12:00 a.m. with music until midnight – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
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PLANNING ITEMS WITH PLANNING BOARD ATTACHMENTS

COPPER RIDGE REPLAT 58

12. RES. 2023-0737 – Res. that, the Preliminary Plat entitled Copper Ridge Replat 58, a subdivision outside city limits, located northeast of 157th Street and Laurel Avenues, along with the conditions, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is Coveted Copper, LLC – Outside City Limits – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).

WESTBURY CREEK 3

13. RES. 2023-0738 – Res. that, the Preliminary Plat entitled Westbury Creek 3, a subdivision outside city limits, located at 4625 South 216th Street, along with the conditions, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is Richland Homes, LLC – Outside City Limits – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).

BUNGALOWS AT WHITEHAWK LAKE

14. RES. 2023-0739 – Res. that, the Preliminary Plat entitled Bungalows at Whitehawk Lake, a subdivision outside city limits, located at 4205 South 204th Street, along with the conditions, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is Jeremy Hall – Outside City Limits – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).

CIVIC CORNER

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

CHILD SAVING ADDITION

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

HEARTWOOD RESIDENCES

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

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

PLANNING ORDINANCES ON FINAL READING WITH PLANNING BOARD ATTACHMENTS

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

CONSENT AGENDA

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

(The public hearing on Agenda Items 25 through 27 was held on July 18, 2023.)

25. 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](#).
26. 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](#).

27. 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](#).

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

(The public hearings on Agenda Items 28 through 41 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

28. RES. 2023-0754 – Res. that, as recommended by the Mayor, the contract with McKinnis Roofing & Sheet Metal, LLC, for OPW 54594, being the Partial Roof Replacement Project, is hereby approved. (The Finance Department is authorized to pay the cost of \$75,282.00, from the 2018 Public Facilities Bond Fund 13247, Capital Organization 116262.) – [see attached](#).
29. RES. 2023-0755 – Res. that, as recommended by the Mayor, the Professional Services Agreement with JEO Consulting Group, Inc. to provide utility inspection services for multiple projects, is hereby approved. (The Finance Department is authorized to pay a fee not to exceed \$109,780.00, to be paid from the Street Allocation Fund 12131, Pavement Maintenance Organization 116158, year 2023 expenditure.) – [see attached](#).
30. RES. 2023-0756 – Res. that, as recommended by the Mayor, the Professional Services Agreement with Lamp Rynearson & Associates, Inc. to provide professional engineering, utility coordination services on multiple projects, is hereby approved. (The Finance Department is authorized to pay a fee not to exceed \$249,923.10, to be paid from the Street Allocation Fund 12131, Construction Survey & Inspect Organization 116121, year 2023 expenditure.) – [see attached](#).
31. RES. 2023-0758 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to EGM, Inc. for Omaha Soil Remediation Program Project Group No. 509. (The Finance Department is authorized to pay the cost of the project in the amount of \$214,500.00 from City of Omaha - U.S. EPA Cooperative Agreement Assistance ID No. V-97799901 out of Lead Hazard Fund 12136, Organization 128104.) – [see attached](#).
32. RES. 2023-0759 – Res. that, the Grant Agreement, as recommended by the Mayor, to provide funding in the amount of \$21,388.00 for the Lead-based Paint Hazard Control work to the owned by Selvin Cisneros located at 4320 Grand Avenue, is hereby approved. The contract is to be awarded to Rife Construction, Inc. (Funds shall be paid as follows: \$21,388.00 from Lead NELHD 0489-22, Fund No. 12136, Org. No. 128104.) – [see attached](#).

33. RES. 2023-0760 – Res. that, the Grant Agreement, as recommended by the Mayor, to provide funding in the amount of \$23,507.00 for the Lead-based Paint Hazard Control work to the owned by AMP Enterprises located at 4717 N 37th Street, is hereby approved. The contract is to be awarded to Rife Construction, Inc. (Funds shall be paid as follows: \$23,507.00 from Lead NELHD 0489-22, Fund No. 12136, Org. No. 128104.) – [see attached](#).
34. RES. 2023-0761 – Res. that, the Grant Agreement, as recommended by the Mayor, to provide funding in the amount of \$24,283.00 for the Lead-based Paint Hazard Control work to the owned by Ronald F. Boecker located at 2740 N 48th Street, is hereby approved. The contract is to be awarded to Rife Construction, Inc. (Funds shall be paid as follows: \$24,283.00 from LEAD 2022 NELHD 0489-22, Fund No. 12136, Org. No. 128104.) – [see attached](#).
35. RES. 2023-0762 – Res. that, as recommended by the Mayor, the payment to Reducing Crime, LLC. for the “Reducing Crime” leadership training course for 2023 in the total amount of \$31,500.00, is hereby approved. (Funds of \$31,500.00 for the “Reducing Crime” leadership training course for up to 40 command personnel have been appropriated from the Omaha Police Department Equitable Sharing Fund 17121, Organization 177771, Project 7061, Task B.1, Award 101041, Account 42855 Training.) – [see attached](#).
36. RES. 2023-0763 – Res. that, as recommended by the Mayor, the contract in the total amount of \$21,487.13 from PowerDMS to purchase 699 annual subscriptions to the PowerDMS document management software, commencing July 9, 2023 and ending July 8, 2024, to be utilized by the Omaha Fire Department, is hereby accepted. (The Finance Department is authorized to pay \$21,487.13 from the Omaha Fire Department General Fund 11111, Organization 114515, Account 43317.) – [see attached](#).
37. RES. 2023-0764 – Res. that, the new City Human Resources Policy 42 – Sick Leave Bank promulgated by the Human Resources Director and approved by the City of Omaha Personnel Board be and hereby is approved – [see attached](#).
- A. Personnel Board recommends approval.
38. RES. 2023-0765 – Res. that, the new City Human Resources Policy 43 – Nepotism and Personal Relationships promulgated by the Human Resources Director and approved by the City of Omaha Personnel Board be and hereby is approved – [see attached](#).
- A. Personnel Board recommends approval.
39. RES. 2023-0766 – Res. that, the reappointment by Mayor Stothert of Cameron Gales as a member of the Library Board, said term commencing upon passage of this Resolution and expiring June 30, 2026, be and hereby is confirmed and approved – [see attached](#).
40. RES. 2023-0767 – Res. that, the appointment by Mayor Stothert of Joseph Bradley as a member of the Library Board to serve a 3-year term, commencing upon passage of this Resolution and expiring July 25, 2026, be and hereby is confirmed and approved – [see attached](#).

41. RES. 2023-0768 – Res. that, the appointment by Mayor Stothert of Michele Frost as a member of the Library Board to serve a 3-year term, commencing upon passage of this Resolution and expiring July 25, 2026, be and hereby is confirmed and approved – [see attached](#).

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

RESOLUTIONS

42. RES. 2023-0757 – Res. that, the nomination of “Dominique Morgan Street” as a commemorative street name on Taylor Street from 25th Street to 25th Avenue 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](#). **(PUBLIC HEARING AND VOTE TODAY)**
43. RES. 2023-0769 – Res. that, the lawsuit pending in the District Court of Douglas County, Nebraska, entitled *Tyffaney Reichert v. City of Omaha and Shay W. Gronseth*, Case No. CI 22-1152, should be and hereby is settled, upon payment by the City to the Plaintiff and her attorney in the amount of \$65,000.00, inclusive of all costs and attorney fees; in exchange for which the Plaintiff will dismiss her case against the City and Shay W. Gronseth with prejudice; that a settlement in the amount of \$65,000.00 is hereby approved; and that the said \$65,000.00 shall be paid from the Contingent Liability Fund, Fund 11114, Org. 122101, Account 46113 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

ORDINANCES ON SECOND READING

44. 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](#). **(PUBLIC HEARING TODAY)**
45. 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](#). **(PUBLIC HEARING TODAY)**

- A. Personnel Board recommends approval.

NON-ACTION ITEMS

(Items 46 through 67 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 AT 2:00 P.M. DUE TO DEPARTMENT BUDGET HEARINGS)

(CITY COUNCIL WILL MEET IN THE LEGISLATIVE CHAMBERS ON AUGUST 8, 2023 FROM 1:00 P.M. TO 5:00 P.M. FOR DEPARTMENT BUDGET HEARINGS AND AT 6:30 P.M. FOR THE BUDGET PUBLIC HEARING)

BROOKESTONE MEADOWS REPLAT 3

46. RES. 2023-0740 – Res. that, the Preliminary Plat entitled Brookestone Meadows Replat 3, a subdivision inside city limits, located southeast of 204th and Harney Streets, along with the conditions, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is Brookestone Meadows Inc./Vetter Senior Living – Inside City Limits – [see attached](#). **(LAID OVER TO THE AUGUST 15, 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](#).

RIDGEVIEW REPLAT 10

47. RES. 2023-0741 – Res. that, the Preliminary Plat entitled Ridgeview Replat 10, a minor plat inside city limits, located southwest of 183rd and Wright Streets and the conditions, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is Olympus Pines – Inside City Limits – [see attached](#). **(LAID OVER TO THE AUGUST 15, 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](#).

BUNGALOWS ON HONEYSUCKLE

48. RES. 2023-0742 – Res. that, the Preliminary Plat entitled Bungalows on Honeysuckle, a subdivision inside city limits, located at 1999 Veterans Drive, along with the conditions, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is Jeremy Hall, Advanced Acquisitions LLC – Inside City Limits – [see attached](#). **(LAID OVER TO THE AUGUST 15, 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](#).

SIGNAL HILL REPLAT 2

49. RES. 2023-0743 – Res. that, the Preliminary Plat entitled Signal Hill Replat 2, a minor plat inside city limits, located southwest of 120th 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 Number Four, LLC – Inside City Limits – [see attached](#). **(LAID OVER TO THE AUGUST 15, 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](#).

ALBRIGHT CHOICE REPLAT 7

50. RES. 2023-0744 – Res. that, the Preliminary Plat entitled Albright Choice Replat 7, a minor plat inside city limits, located northwest of 18th and Washington Streets, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is Turi Paskar – Inside City Limits – [see attached](#). **(LAID OVER TO THE AUGUST 15, 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](#).
51. RES. 2023-0745 – Res. that, the Final Plat transmitted herewith entitled Albright Choice Replat 7, a minor plat inside city limits, located northwest of 18th and Washington Streets, is hereby approved, and concurrently a portion of the existing plats entitled Albright Subdivision of Lot 30, Albright Choice Replat 2, and described on said replat, are hereby vacated. The applicant is Yuri Paskar – Inside City Limits – [see attached](#). **(LAID OVER TO THE AUGUST 15, 2023 CITY COUNCIL MEETING TO COINCIDE WITH ITEM 50)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).

HANSCOM PLACE REPLAT 16

52. ORD. 43481 – An ordinance to approve an Amendment to the Future Land Use Element of the City's Master Plan from High Density Residential to Office/Commercial for the property located at 1303 Park Avenue, and to establish a Mixed Use Area for the intersection of Poppleton Avenue and Park Avenue – **(First Reading July 25, 2023; Second Reading August 1, 2023; Third Reading, Public Hearing and Vote August 15, 2023)** – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
53. RES. 2023-0748 – Res. that, the Preliminary Plat entitled Hanscom Place Replat 16, a minor plat inside city limits, located southeast of Park Avenue and Poppleton Avenue, along with the conditions, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is inCOMMON Housing Development Corporation – Inside City Limits – [see attached](#). **(LAID OVER TO THE AUGUST 15, 2023 CITY COUNCIL MEETING TO COINCIDE WITH ITEM 52)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).

CHESTNUT HILLS

54. ORD. 43480 – An ordinance to rezone property located northeast of 177th and Clay Streets from AG-Agricultural District to R4-Single Family Residential District (High Density) – (**First Reading July 25, 2023**; Second Reading August 1, 2023; Third Reading, Public Hearing and Vote August 15, 2023) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
55. RES. 2023-0746 – Res. that, the Final Plat entitled Chestnut Hills (Lots 107-252, Outlots D-K) (formerly Hunzeker), a subdivision outside city limits, located northeast of 177th and Clay Streets, is hereby approved and accepted; and concurrently a portion of the existing plat entitled Pratt Ranch Replat, and described on said replat, is hereby vacated. The applicant is Gerald Torczon-Richland Homes, LLC – Outside City Limits – [see attached](#). **(LAID OVER TO THE AUGUST 15, 2023 CITY COUNCIL MEETING TO COINCIDE WITH ITEM 54)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).
56. RES. 2023-0747 – Res. that, the Subdivision Agreement among the City of Omaha, Richland Homes, LLC, the Chestnut Hills Homeowners Association, and Sanitary and Improvement District (S.&I.D.) 591 of Douglas County, Nebraska, as recommended by the Mayor, is hereby approved. The Subdivision is to be known as Chestnut Hills (Lots 107-252 and Outlots D-K) and is located northeast of 177th and Clay Streets – [see attached](#). **(LAID OVER TO THE AUGUST 15, 2023 CITY COUNCIL MEETING TO COINCIDE WITH ITEM 54)**

PLANNING ORDINANCES ON SECOND READING WITH PLANNING BOARD ATTACHMENTS

57. 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](#).
58. 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

59. 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](#). **(LAID OVER TO THE AUGUST 1, 2023 CITY COUNCIL MEETING TO ADVERTISE FOR PUBLIC HEARING)**
60. 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)**
61. 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)**

SPECIAL USE PERMIT

62. RES. 2023-0749 – Res. that, the Special Use Permit application submitted by Gabriela Martinez for a Special Use Permit to allow Daycare services (general) in the R4(35) District, located at 3252 Monroe Street, is hereby approved and the Permits and Inspection Division is directed to issue the necessary permit therefor, provided the conditions set out in Exhibit "A" of the referenced application, conditions set out in Exhibit "B", and all applicable local or state statutes, ordinances or regulations are complied with. The proposed Special Use Permit has been reviewed and evaluated pursuant to, and meets each of, the criteria set forth in Section 55-885 of the Omaha Municipal Code – [see attached](#). **(LAID OVER TO THE AUGUST 15, 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](#).

ORDINANCE

63. 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](#).

ORDINANCES ON FIRST READING

64. ORD. 43482 – An ordinance authorizing the issuance of a purchase order to Gilson Software Solutions, LLC in the estimated annual amount of \$10,480.00, for the Telephone Answering Service to be utilized by the Street Maintenance Division, to be effective for a period of 12 months and is extendable for two (2) one-year periods at the City's sole discretion; 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 25, 2023;** Second Reading and Public Hearing August 1, 2023; Third Reading August 15, 2023) – [see attached](#).
65. ORD. 43483 – An ordinance to approve a Major Amendment to a Mixed Use District Development Agreement for South Farm, located northwest of 144th and Pine Streets, for an updated multi-family residential development plan for Replat 2, Lot 8 – **(First Reading July 25, 2023;** Second Reading and Public Hearing August 1, 2023; Third Reading August 15, 2023) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).

66. ORD. 43484 – An ordinance approving a redevelopment and Tax Increment Financing (TIF) Redevelopment Agreement between the City of Omaha and 7101 Mercy Holdings, LLC, to implement the 7101 Mercy Tax Increment Financing (TIF) Redevelopment Project Plan for a redevelopment project site located at 7101 Mercy Road, which proposes for the demolition of an existing office building and the construction of a new four story apartment building with 200 apartment units. A new five story parking structure will also be built on the site with a bridge connecting it to the apartment building on the third floor; the agreement authorizes the use of up to \$6,549,341.00, 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 25, 2023**; Second Reading and Public Hearing August 1, 2023; Third Reading August 15, 2023) – [see attached](#).
67. ORD. 43485 – An ordinance as recommended by the Mayor, amending Ordinance No. 42899, approved March 1, 2022, that previously approved Miller & Sons Golf Cars, to provide golf carts for Benson and Knolls Golf Courses. The amendment will change the lease provider from PNC Equipment Finance to Farmer's Trust & Savings Bank – (**First Reading July 25, 2023**; Second Reading and Public Hearing August 1, 2023; Third Reading August 15, 2023) – [see attached](#).

EXECUTIVE SESSION

68. 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 25, 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 July 21, 2023, notice of the Pre-Council and Regular City Council Meetings, July 25, 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

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.