



**CITY OF OMAHA
CITY COUNCIL AGENDA
TUESDAY, MARCH 7, 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 March 3, 2023, notice of the Pre-Council and Regular City Council Meetings, March 7, 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. 2023-0252 – Class C Liquor License for East Coast Eats, LLC, dba “Sinful Burger Omaha”, located at 14544 West Center Road. (New application, new location). Notice of public hearing was posted on the property on 02-10-2023; Notification was sent to property owners within 500 feet on 02-24-2023 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 7. RES. 2023-0253 – Class C Liquor License for La Isla Restaurant 3, Inc., dba “La Isla Restaurant 3”, located at 4835 South 24th Street. (New application, new location). Notice of public hearing was posted on the property on 02-23-2023; Notification was sent to property owners within 500 feet on 02-24-2023 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 8. RES. 2023-0254 – Class I Liquor License for Omaha JE, LLC, dba “Jimmy’s Egg Omaha 1”, located at 17003 Evans Plaza. (New application, new location). Notice of public hearing was posted on the property on 02-23-2023; Notification was sent to property owners within 500 feet on 02-24-2023 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 9. RES. 2023-0255 – Class I Liquor License for Omaha JE2, LLC, dba “Jimmy’s Egg Omaha 2”, located at 205 North 80th Street. (New application, new location). Notice of public hearing was posted on the property on 02-23-2023; Notification was sent to property owners within 500 feet on 02-24-2023 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 10. RES. 2023-0256 – Class I Liquor License for Omaha JE3, LLC, dba “Jimmy’s Egg Omaha 3”, located at 2904 South 132nd Street. (New application, new location). Notice of public hearing was posted on the property on 02-10-2023; Notification was sent to property owners within 500 feet on 02-24-2023 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 11. RES. 2023-0257 – Class I Liquor License for Omaha JE4, LLC, dba “Jimmy’s Egg Omaha 4”, located at 5106 South 108th Street. (New application, new location). Notice of public hearing was posted on the property on 02-23-2023; Notification was sent to property owners within 500 feet on 02-24-2023 – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 12. RES. 2023-0258 – Class D Liquor License for SIDDHI18, LLC, dba “Bottles and Brews”, located at 10745 Mockingbird Drive. (New application, old location). Present licensee is Bottles and Brews, LLC, who has a Class “D” Liquor License – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
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PLANNING ITEMS WITH PLANNING BOARD ATTACHMENTS

AERIE AT BLUE SAGE

13. RES. 2023-0232 – Res. that, the Preliminary Plat entitled Aerie at Blue Sage, a subdivision outside city limits, located southwest of 204th Street and Blue Sage Parkway, along with the conditions, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is WD Investments 10, LLC – Outside City Limits – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).

CHERRY CREEK

14. RES. 2023-0233 – Res. that, the Preliminary Plat entitled Cherry Creek, a subdivision outside city limits, located west of 103rd Street and Blair High Road and the conditions, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is Signature Event Holdings, LLC – Outside City Limits – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).

TONACK FARMS NUMBER 2

15. RES. 2023-0234 – Res. that, the Preliminary Plat entitled Tonack Farms Number 2, a minor plat outside city limits, located southeast of Pawnee Road and Blair High Road, along with waiver to Section 53-9(9), Sidewalks, and the conditions, is hereby accepted; and, the preparation of the final plat of this subdivision is hereby authorized. The applicant is Fred Tonack – Outside City Limits – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).
16. RES. 2023-0235 – Res. that, the Final plat entitled Tonack Farms Number 2, a minor plat outside the city limits, located southeast of Pawnee Road and Blair High Road, is hereby approved and accepted. The applicant is Fred Tonack – Outside City Limits – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
 - A. Planning Board and Planning Department recommend approval – [see attached](#).

TAX INCREMENT FINANCING (TIF) PROJECT PLAN RESOLUTIONS

17. RES. 2023-0167 – Res. that, the Amendment to the 5902 North 9th Street Industrial Tax Increment Financing (TIF) Redevelopment Project Plan, for the redevelopment project site located at 5902 North 9th Street, which proposes the new construction of a one story industrial building of about 202,404 square feet, and authorizes the City’s participation through the allocation of TIF in an amount up to \$3,838,392.00, which includes capitalized interest, to offset TIF eligible expenses including, but not limited to acquisition, site work, engineered foundations, architectural and engineering costs, and public improvements as required, containing a provision for the division of ad valorem taxes as authorized by Section 18-2147 through 18-2150, Revised Statutes of Nebraska, as analyzed and determined to be in conformance with the Community Development Law and as recommended by the City Planning Department, be and hereby is approved – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**

 18. RES. 2023-0169 – Res. that, the Second Amendment to the Uptown District Tax Increment Financing (TIF) Redevelopment Project Plan generally bounded by Park Avenue on the east, Dewey Avenue and Turner Boulevard on the north, 33rd Street on the west and south to Woolworth Avenue, for the purposes of reducing the scope of the project by eliminating the Phase III and Phase IV sites from the Project Plan; containing a provision for the division of ad valorem taxes under Section 18-2147 through 18-2150, Revised Statutes of Nebraska, as recommended by the City Planning Department, be and hereby is approved – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
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CONSENT AGENDA

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

(The public hearing on Agenda Items 19 through 26 was held on February 28, 2023.)

19. ORD. 43322 – An ordinance approving an Agreement between the City of Omaha, Nebraska and Brian Sparks, of Cass County, Nebraska, involving the payment of money from appropriations of more than one year in accordance with Section 5.17 of the Home Rule Charter of 1956, as amended; to provide for the terms and conditions under which Brian Sparks will receive and land apply stabilized sewage sludge, according to applicable standards, laws, and policies of the City of Omaha and other relevant jurisdictions for an agreement period ending December 31, 2023 with up to four automatic one-year renewals; to authorize the Finance Department to pay a sum not to exceed \$0.60 per cubic yard of stabilized sludge from the Sewer Revenue Fund 21121 – (First Reading February 14, 2023; Second Reading and Public Hearing February 28, 2023; Third Reading March 7, 2023) – [see attached](#).

20. ORD. 43323 – An ordinance to approve a Streetscape Maintenance Agreement between the City of Omaha and Ames Industrial Park, LLC, concerning the allowable streetscape and landscape improvements in the right-of-way and the private maintenance and liability obligations thereof for the JF Bloom Building site at 4435 and 4431 Florence Boulevard; to authorize the execution of said Agreement – (First Reading February 14, 2023; Second Reading and Public Hearing February 28, 2023; Third Reading March 7, 2023) – [see attached](#).
21. ORD. 43324 – An ordinance approving a redevelopment and Tax Increment Financing (TIF) Redevelopment Agreement between the City of Omaha and Dudzinski Properties GE, LLC, to implement the Grover Street Tax Increment Financing (TIF) Redevelopment Project Plan for a redevelopment project site located at 7016 Grover Street, which proposes a new two story dental office building will be constructed, and will be connected to the existing New Image Dentistry building; the agreement authorizes the use of up to \$518,414.00, which includes capitalized interest, in excess ad valorem taxes (TIF) generated by the development to help fund the cost of the project – (First Reading February 14, 2023; Second Reading and Public Hearing February 28, 2023; Third Reading March 7, 2023) – [see attached](#).
22. ORD. 43325 – An ordinance approving a redevelopment and Tax Increment Financing (TIF) Redevelopment Agreement between the City of Omaha and LFS/AK Phase III, to implement the Aksarben Senior Living Phase III Tax Increment Financing (TIF) Redevelopment Project Plan for a redevelopment project site located at 1510 South 70th Street, which proposes the new construction of a three story thirty unit senior living facility; the agreement authorizes the use of up to \$1,108,407.00, which includes capitalized interest, in excess ad valorem taxes (TIF) generated by the development to help fund the cost of the project – (First Reading February 14, 2023; Second Reading and Public Hearing February 28, 2023; Third Reading March 7, 2023) – [see attached](#).
23. ORD. 43326 – An ordinance approving a Second Amendment to the Redevelopment and Tax Increment Financing Redevelopment Agreement between the City of Omaha and Bread Pudding, LLC, a Nebraska limited liability company, to implement The Trio 15th and Farnam Tax Increment Financing Redevelopment Project Plan for a redevelopment project site located southeast of 15th and Farnam Streets, which proposes a comprehensive rehabilitation of three buildings that will function as a single development and will ultimately contain 18 apartment units and three street level commercial spaces; the agreement authorizes the use of up to \$920,000.00, plus capitalized interest, in excess ad valorem taxes (TIF) and \$724,317.00 as a general business occupation tax generated by the development to help fund the cost of the project, to include \$10,000.00 of the TIF loan proceeds toward the Downtown Public Improvement Fund that has already been paid by Developer – (First Reading February 14, 2023; Second Reading and Public Hearing February 28, 2023; Third Reading March 7, 2023) – [see attached](#).
24. ORD. 43327 – An ordinance providing for the designation of an enhanced employment area for The Trio 15th and Farnam TIF Project Plan; the levy of a general business occupation tax; providing for the administration, imposition and collection of such occupation tax; specifying the use of such occupation tax revenue; and related matters – (First Reading February 14, 2023; Second Reading and Public Hearing February 28, 2023; Third Reading March 7, 2023) – [see attached](#).

25. ORD. 43328 – An ordinance to accept the bid of Garret’s Lawn Service in the total amount of \$94,400.00 to provide landscape maintenance services for Abbott Drive, located in Omaha, Nebraska – (First Reading February 14, 2023; Second Reading and Public Hearing February 28, 2023; Third Reading March 7, 2023) – [see attached](#).
26. ORD. 43329 – An ordinance to accept the bid of Choppers Lawn Service in the total amount of \$59,900.00 to provide landscape maintenance services for the Rambleridge Neighborhood area, located in Omaha, Nebraska – (First Reading February 14, 2023; Second Reading and Public Hearing February 28, 2023; Third Reading March 7, 2023) – [see attached](#).

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

(The public hearings on Agenda Items 27 through 43 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

27. RES. 2023-0239 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to US Bank for the purchase of a P-Card System for City Fleet CNG Purchases; said purchases are estimated to cost \$35,000.00. (The Finance Department is authorized to pay the cost of this purchase from the General Fund 11111, Preventive Maintenance Organization 116171, year 2023 funding, with departments’ budgets charged back according to actual usage.) – [see attached](#).
28. RES. 2023-0240 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to BCycle, LLC for the purchase of one-hundred (100) BCycle Electric Bikes, parts and accessories, to be utilized by the Parking Division in an amount not to exceed \$355,020.00, is hereby approved. (The Finance Department is authorized to pay the cost of these purchases from the Parking Revenue Fund 21116, Mobility Transit Organization 116235, year 2023 funding.) – [see attached](#).
29. RES. 2023-0241 – Res. that, as recommended by the Mayor, the Purchasing Agent be authorized to issue a Purchase Order to CCI Pipeline Systems for the purchase of WrapidSeal Products, to be utilized by the Sewer Maintenance Division, in the amount of \$42,531.80. (The Finance Department is authorized to pay the cost of this purchase from the Sewer Revenue Fund 21121, Maintenance Organization 116511, year 2023 funding.) – [see attached](#).
30. RES. 2023-0242 – Res. that, as recommended by the Mayor, a Purchase Order to the United States Postal Service for (2) 2023 mailings of Wasteline newsletters, in the amount of \$65,359.36, in accordance with Section 5.16 of the Home Rule Charter of 1956 for the purchase of unique or non-competitive items, is hereby approved. (The Finance Department is authorized to pay the total cost for postage from the General Fund 11111, Solid Waste - Collect & Disposal Organization 116321, year 2023 funding – [see attached](#).)

31. RES. 2023-0243 – Res. that, as recommended by the Mayor, the contract with BT Underground, LLC, in the amount of \$1,130,270.35, for OPW 54515, being the 2023 ADA Concrete Curb Ramp Construction, Various locations within the City of Omaha Project, is hereby approved. (The Finance Department is authorized to pay the cost of \$1,130,270.35, from the 2020 Street Preservation Bond Fund 13191, Transportation Bonds Organization 117117.) – [see attached](#).
32. RES. 2023-0244 – Res. that, as recommended by the Mayor, the contract with Pave 911, LLC, in the amount of \$1,197,321.50, for OPW 54515, being the 2023 ADA Concrete Curb Ramp Construction, Various locations within the City of Omaha Project, is hereby approved. (The Finance Department is authorized to pay the cost of \$1,197,321.50, from the 2020 Street Preservation Bond Fund 13191, Transportation Bonds Organization 117117.) – [see attached](#).
33. RES. 2023-0245 – Res. that, as recommended by the Mayor, the contract with Bayshore Contractors, LLC, in the amount of \$1,281,023.90, for OPW 54515, being the 2023 ADA Concrete Curb Ramp Construction, Various locations within the City of Omaha Project, is hereby approved. (The Finance Department is authorized to pay the cost of \$1,281,023.90, from the 2020 Street Preservation Bond Fund 13191, Transportation Bonds Organization 117117.) – [see attached](#).
34. RES. 2023-0246 – Res. that, the Agreement, as recommended by the Mayor, between the City of Omaha and Together, in the amount of \$68,221.31 for the purpose of providing rapid re-housing for homeless individuals and families over the course of the one year period of said Agreement, is hereby approved. (Funds shall be paid from the City of Omaha FY 2022 Emergency Solutions Grant, Fund No. 12139, Organization No. 130812.) – [see attached](#).
35. RES. 2023-0247 – Res. that, the Agreement, as recommended by the Mayor, between the City of Omaha and The Stephen Center, in the amount of \$45,000.00 for the purpose of providing shelter to 850 homeless persons and families at its emergency shelter over the course of the one year period of said Agreement, is hereby approved. (Funds shall be paid from the City of Omaha FY 2022 Emergency Solutions Grant, Fund No. 12139, Organization No. 130812.) – [see attached](#).
36. RES. 2023-0248 – Res. that, as recommended by the Mayor, the Professional Services Agreement in the total amount of \$41,920.00 for Big Muddy Workshop, Inc. to provide professional services for the Ford Birth site condition assessment, is hereby approved. (The Finance Department is authorized to pay the total amount of \$41,920.00 from 2018 Parks and Recreation Fund 13357, Organization No. 117317, Parks and Cultures Bonds, Project I.D. No. 2018P505.) – [see attached](#).
37. RES. 2023-0249 – Res. that, as recommended by the Mayor, the Professional Services Agreement in the total amount of \$45,710.00 for Big Muddy Workshop, Inc. to provide professional landscape architectural services to develop the Phase I construction documents for Adams Park, is hereby approved. (The Finance Department is authorized to pay the total amount of \$45,710.00 from 2018 Parks and Recreation Fund 13357, Organization No. 117317, Parks and Cultures Bonds, Project I.D. No. 2018P101.) – [see attached](#).

38. RES. 2023-0251 – Res. that, as recommended by the Mayor, the purchase from ABM Supply, LLC in the amount \$52,580.00 for the purchase of Night Vision equipment for the Douglas County Sheriff’s Office, a Tri-County PET Region Partner, is hereby approved. (The Finance Department of the City of Omaha is authorized to pay ABM Supply, LLC in the amount of \$40,000.00 for the purchase of the Night Vision equipment budgeted from and funded by the Nebraska Emergency Management Agency (NEMA) FY 2020 State Homeland Security Grant, Award #EMW-2020-SS-00099, Fund 12151, Organization 130762 and \$12,580.00 by the Nebraska Emergency Management Agency (NEMA) FY 2021 State Homeland Security Grant, Award #EMW-2021-SS-00084, Fund 12151 Organization 130762.) – [see attached](#).
39. RES. 2023-0259 – Res. that, the reappointment by Mayor Jean Stothert of Mary Byrnes to the Board of Directors for the Omaha Municipal Land Bank as a resident of City Council District 4, and with experience in banking and finance, said term to commence March 7, 2023 and expire March 6, 2026, is hereby confirmed – [see attached](#).
40. RES. 2023-0260 – Res. that, the appointment by Mayor Jean Stothert of Patrick Falke to the Board of Directors for the Omaha Municipal Land Bank as a resident of City Council District 6, and with experience in affordable housing and real estate, said term to commence March 7, 2023 and expire March 6, 2026, is hereby confirmed – [see attached](#).
41. RES. 2023-0261 – Res. that, the appointment by Mayor Jean Stothert of Dawni Freeman to the Board of Directors for the Omaha Municipal Land Bank, as a resident of City Council District 1, and with experience in commercial real estate, affordable housing, and financing, said term to commence March 7, 2023 and expire March 6, 2026, is hereby confirmed – [see attached](#).
42. RES. 2023-0262 – Res. that, the appointment by Mayor Jean Stothert of Tiffany Hunter to the Board of Directors for the Omaha Municipal Land Bank as a resident of City Council District 3, and with experience in real estate development and financing, said term to commence March 7, 2023 and expire March 6, 2026, is hereby confirmed – [see attached](#).
43. RES. 2023-0263 – Res. that, the reappointment by Mayor Jean Stothert of Christopher Rock to the Board of Directors for the Omaha Municipal Land Bank as a resident of City Council District 5, and with experience as a realtor, said term to commence March 7, 2023 and expire March 6, 2026, is hereby confirmed – [see attached](#).

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

ORDINANCE ON FINAL READING

44. RES. 2023-0250 – Res. that, the list of Advertising Program Guidelines, as established by the Parks, Recreation and Public Property Department shall be considered a binding part of Chapter 21-7 of the Omaha Municipal Code – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
45. ORD. 43330 – An ordinance to amend Section 21-7; of the Omaha Municipal Code; to amend the process of advertising in city parks – (First Reading February 14, 2023; Second Reading and Public Hearing February 28, 2023; Third Reading March 7, 2023) – [see attached](#). **(VOTE TODAY)**

RESOLUTION

46. RES. 2023-0264 – Res. that, as recommended by the Mayor, the Professional Services Agreement with paleBLUEdot LLC., for the creation of the Climate Action and Resiliency Plan, in the amount not to exceed \$376,357.00 for March 1, 2023 through June 31, 2024 is hereby approved. (Future funds to be paid from Fiscal Year 2023 in the amount of \$376,357.00.) – [see attached](#). **(PUBLIC HEARING AND VOTE TODAY)**
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ORDINANCES ON SECOND READING

47. ORD. 43337 – An ordinance authorizing the issuance of a purchase order to Swarco Reflex, LLC, for the purchase of Pavement Marking Beads to be utilized by the Traffic Division, to be effective for a term of one (1) year and is extendable for three (3) additional 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 February 28, 2023; Second Reading and Public Hearing March 7, 2023; Third Reading March 14, 2023) – [see attached](#). **(PUBLIC HEARING TODAY)**
48. ORD. 43338 – An ordinance approving an Agreement between the City of Omaha, Nebraska and Rick Bond of Cass County in Nebraska, involving the payment of money from appropriations of more than one year in accordance with Section 5.17 of the Home Rule Charter of 1956, as amended; to provide for the terms and conditions under which Rick Bond will receive and land apply stabilized sewage sludge according to applicable standards, laws and policies of the City of Omaha and other relevant jurisdictions for an agreement period ending December 31, 2023, with up to four automatic one-year renewals; to authorize the Finance Department to pay a sum not to exceed \$0.60 per cubic yard of stabilized sludge from the Sewer Revenue Fund 21121 – (First Reading February 28, 2023; Second Reading and Public Hearing March 7, 2023; Third Reading March 14, 2023) – [see attached](#). **(PUBLIC HEARING TODAY)**
49. ORD. 43339 – An ordinance to amend Ordinance No. 43210 in its entirety, passed December 13, 2022, approving a PUR – Planned Unit Redevelopment Overlay District, incorporating into that district the property located southeast of 70th and Hascall Streets – (First Reading February 28, 2023; Second Reading and Public Hearing March 7, 2023; Third Reading March 14, 2023) – [see attached](#). **(PUBLIC HEARING TODAY)**
- A. Planning Department recommends approval – [see attached](#).
50. ORD. 43340 – An ordinance to amend Section 1 of Ordinance No. 42916, passed April 5, 2022 to correct a typographical error – (First Reading February 28, 2023; Second Reading and Public Hearing March 7, 2023; Third Reading March 14, 2023) – [see attached](#). **(PUBLIC HEARING TODAY)**
- A. Planning Department recommends approval – [see attached](#).

51. ORD. 43341 – An ordinance to approve a Major Amendment to a Mixed Use District Development Agreement for North Streams, for the property located at 20111 P Street, to allow Auto Repair Services, between the City of Omaha, Woodsonia North Streams, LLC, and Christian Brothers Automotive Corporation, providing site development standards – (First Reading February 28, 2023; Second Reading and Public Hearing March 7, 2023; Third Reading March 14, 2023) – [see attached](#). **(PUBLIC HEARING TODAY)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).
52. ORD. 43342 – An ordinance approving a redevelopment and Tax Increment Financing (TIF) Redevelopment Agreement between the City of Omaha and MRES Square Owner, LLC, to implement the Square Apartments Tax Increment Financing (TIF) Redevelopment Project Plan for a redevelopment project site located southwest of South 30th and Leavenworth Streets, which proposes the existing building be demolished and a four story apartment building with 73 units will be constructed; the agreement authorizes the use of up to \$2,042,238.00, which includes capitalized interest, in excess ad valorem taxes (TIF) generated by the development to help fund the cost of the project – (First Reading February 28, 2023; Second Reading and Public Hearing March 7, 2023; Third Reading March 14, 2023) – [see attached](#). **(PUBLIC HEARING TODAY)**
53. ORD. 43343 – An ordinance to accept the bid of Nebraska’s Best in the total amount of \$27,370.00 to furnish all labor, materials, and equipment necessary to complete the Grounds Maintenance for Bryan Park, located at 5001 South 147th Street, Omaha, Nebraska – (First Reading February 28, 2023; Second Reading and Public Hearing March 7, 2023; Third Reading March 14, 2023) – [see attached](#). **(PUBLIC HEARING TODAY)**
54. ORD. 43344 – An ordinance to accept the bid of Nebraska’s Best in the total amount of \$57,620.00 to furnish all labor, materials, and equipment necessary to complete the Grounds Maintenance for Willow Wood area, located in Omaha, Nebraska – (First Reading February 28, 2023; Second Reading and Public Hearing March 7, 2023; Third Reading March 14, 2023) – [see attached](#). **(PUBLIC HEARING TODAY)**
55. ORD. 43345 – An ordinance to accept the bid of Choppers Lawn Service in the total amount of \$50,200.00 to provide grounds maintenance services for the El Dorado Subdivision, located in Omaha, Nebraska – (First Reading February 28, 2023; Second Reading and Public Hearing March 7, 2023; Third Reading March 14, 2023) – [see attached](#). **(PUBLIC HEARING TODAY)**
56. ORD. 43346 – An ordinance to approve the Responder Health powered by Armor Up America Consulting Agreement between the City of Omaha and Armor Up America, to provide mental health resources, including education and training and support to the City's public safety employees and their families for a term of three (3) years from January 1, 2023 through December 31, 2025 with two (2) additional one-year options; to authorize the Mayor to execute and the City Clerk to attest; to authorize payment to Armor Up America in the amount of \$5.00 per first responder per month with such amounts being paid from General Fund No. 11111, Organization No. 118018, Account No. 41331 and involving the payment of money from appropriations in more than one (1) year in accordance with Section 5.17 of the Home Rule Charter of the City of Omaha, 1956, as amended – (First Reading February 28, 2023; Second Reading and Public Hearing March 7, 2023; Third Reading March 14, 2023) – [see attached](#). **(PUBLIC HEARING TODAY)**

57. ORD. 43347 – An ordinance to establish, pursuant to Section 40-251 of the Omaha Municipal Code, a Class “B” Oil District to be known as District No. B-214, to be located at 8425 N 114th Street, as requested by Justin Goering with Westwood Solutions LLC, and as described in the legal description and shown on the plat – (First Reading February 28, 2023; Second Reading and Public Hearing March 7, 2023; Third Reading March 14, 2023) – [see attached](#). **(PUBLIC HEARING TODAY)**
58. ORD. 43348 – An ordinance to approve the Interlocal Agreement between the City of Omaha and Douglas County, Nebraska for more than one year for the joint use of the City of Omaha tow lot – (First Reading February 28, 2023; Second Reading and Public Hearing March 7, 2023; Third Reading March 14, 2023) – [see attached](#). **(PUBLIC HEARING TODAY)**
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NON-ACTION ITEMS

(Items 59 through 78 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 MARCH 21, 2023)

ROANOKE BUSINESS PARK REPLAT 4

59. RES. 2023-0236 – Res. that, the Preliminary Plat entitled Roanoke Business Park Replat 4, a subdivision inside city limits, located southwest of 120th 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 Greenhall Investments, LLC – Inside City Limits – [see attached](#). **(LAID OVER TO THE MARCH 28, 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](#).

THE ROWS AT COVENTRY REPLAT 1

60. ORD. 43349 – An ordinance to approve a Major Amendment to the PUD-Planned Unit Development Overlay District located southwest of 207th and Q Streets, to approve the Development Plan – (**First Reading March 7, 2023**; Second Reading March 14, 2023; Third Reading, Public Hearing and Vote March 28, 2023) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).

61. RES. 2023-0237 – Res. that, the Final Plat transmitted herewith entitled The Rows at Coventry Replat 1, a cluster subdivision outside city limits, located southwest of 207th and Q Streets, is hereby approved, and concurrently a portion of the existing plat entitled The Rows at Coventry, and described on said replat, is hereby vacated. The applicant is 78 Investment Group, LLC – Outside City Limits – [see attached](#). **(LAID OVER TO THE MARCH 28, 2023 CITY COUNCIL MEETING TO COINCIDE WITH ITEM 60)**

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

62. RES. 2023-0238 – Res. that, the Subdivision Agreement among the City of Omaha, 78 Investment Group, LLC, and The Rows at Coventry Owners Association, as recommended by the Mayor, is hereby approved. The Subdivision is to be known as The Rows at Coventry Replat 1 (Lots 1-40 and Outlots A-E) and is located southwest of 207th and Q Streets – [see attached](#). **(LAID OVER TO THE MARCH 28, 2023 CITY COUNCIL MEETING TO COINCIDE WITH ITEM 60)**

PLANNING ORDINANCES ON SECOND READING WITH PLANNING BOARD ATTACHMENTS

63. ORD. 43331 – An ordinance to amend the boundaries of the MCC-Major Commercial Corridor Overlay District, to incorporate into that district the property located at 3217 North 90th Street – (First Reading February 28, 2023; **Second Reading March 7, 2023**; Third Reading, Public Hearing and Vote March 14, 2023) – [see attached](#).

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

64. ORD. 43332 – An ordinance to rezone property located at 3215 North 168th Street from DR – Development Reserve District to R4 – Single-Family Residential District (High-Density) – (First Reading February 28, 2023; **Second Reading March 7, 2023**; Third Reading, Public Hearing and Vote March 14, 2023) – [see attached](#).

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

65. ORD. 43333 – An ordinance to amend the boundaries of the MCC-Major Commercial Corridor Overlay District, to incorporate into that district the property located at 3215 North 168th Street – (First Reading February 28, 2023; **Second Reading March 7, 2023**; Third Reading, Public Hearing and Vote March 14, 2023) – [see attached](#).

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

66. ORD. 43334 – An ordinance to rezone property located at 3612 Leavenworth Street from R8 – High-Density Multiple-Family Residential District to TOD-2-MX – Transit Oriented Development District-Mixed Use – (First Reading February 28, 2023; **Second Reading March 7, 2023**; Third Reading, Public Hearing and Vote March 14, 2023) – [see attached](#).

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

67. ORD. 43335 – An ordinance to rescind the ACI-1(PL) – Area of Civic Importance Overlay District for a portion of the property located at 3612 Leavenworth Street – (First Reading February 28, 2023; **Second Reading March 7, 2023**; Third Reading, Public Hearing and Vote March 14, 2023) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
68. ORD. 43336 – An ordinance to amend the boundaries of the ACI-3 – Area of Civic Importance Overlay District, to incorporate into that district the property located at 1111 Papillion Parkway – (First Reading February 28, 2023; **Second Reading March 7, 2023**; Third Reading, Public Hearing and Vote March 14, 2023) – [see attached](#).
- A. Planning Board and Planning Department recommend approval – [see attached](#).
69. RES. 2023-0182 – Res. that, the Special Use Permit application submitted by SGH Redglaze for a Special Use Permit to allow Custom manufacturing in the CC District, located at 1111 Papillion Parkway, 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 MARCH 14, 2023 CITY COUNCIL MEETING TO COINCIDE WITH ITEM 68)**
- A. Planning Board and Planning Department recommend approval – [see attached](#).

ORDINANCES ON FIRST READING

70. ORD. 43350 – An ordinance declaring the necessity of acquiring, for use by the City of Omaha, the necessary private property for the purpose of the CSO 212 – 64th Avenue and William Street Project, identified as OPW 51685; providing that the City negotiate with the property owners for land acquisitions, permanent easements and temporary construction easements; providing that as to each specified parcel which cannot be obtained by negotiation, condemnation proceedings be undertaken and completed – (**First Reading March 7, 2023**; Second Reading and Public Hearing March 14, 2023; Third Reading March 28, 2023) – [see attached](#).
71. ORD. 43351 – An ordinance declaring the necessity of acquiring, for use by the City of Omaha, the necessary private property for the purpose of the 72nd Street at "D" Street Bridge Replacement Project, identified as OPW 52600; providing that the City negotiate with the property owners for land acquisitions, permanent easements and temporary construction easements; providing that as to each specified parcel which cannot be obtained by negotiation, condemnation proceedings be undertaken and completed – (**First Reading March 7, 2023**; Second Reading and Public Hearing March 14, 2023; Third Reading March 28, 2023) – [see attached](#).

72. ORD. 43352 – An ordinance declaring the necessity of acquiring, for use by the City of Omaha, the necessary private property for the purpose of constructing the UNMC – Saddle Creek Campus – Public Improvements, project identified as OPW 54229; providing that the City negotiate with the property owners for land acquisition, permanent easements and temporary construction easements, providing that if said parcel cannot be obtained by negotiation, condemnation proceedings be undertaken and completed – (**First Reading March 7, 2023**; Second Reading and Public Hearing March 14, 2023; Third Reading March 28, 2023) – [see attached](#).
73. ORD. 43353 – An ordinance approving a redevelopment and Tax Increment Financing (TIF) Redevelopment Agreement between the City of Omaha and NOC Redevelopment Group, LLC, to implement the Greenwood Building Tax Increment Financing (TIF) Redevelopment Project Plan for a redevelopment project site located at 3819 North 24th Street, which proposes the comprehensive rehabilitation of the 7,250 square foot building and a small 600 square foot addition on the rear of the structure; the agreement authorizes the use of up to \$205,006.00, which includes capitalized interest, in excess ad valorem taxes (TIF) generated by the development to help fund the cost of the project – (**First Reading March 7, 2023**; Second Reading and Public Hearing March 14, 2023; Third Reading March 28, 2023) – [see attached](#).
74. ORD. 43354 – An ordinance declaring the necessity of acquiring, for use by the City of Omaha, the necessary private property for the purpose of the AI Veys Sports Complex Relocation; providing that the City negotiate with the property owners for land acquisitions, permanent easements and temporary construction easements; providing that as to each specified parcel which cannot be obtained by negotiation, condemnation proceedings be undertaken and completed – (**First Reading March 7, 2023**; Second Reading and Public Hearing March 14, 2023; Third Reading March 28, 2023) – [see attached](#).
75. ORD. 43355 – An ordinance to approve an agreement with OCLC for the purchase of a five (5)-year subscription renewal for WorldShare Metadata/OCLC Cataloging and WorldShare Interlibrary Loan Services, involving a unique or non-competitive purchase under Section 5.16 and involving appropriations of more than one (1) year in conformity with Section 5.17, both of the Home Rule Charter of the City of Omaha, 1956; to provide for payment to OCLC for these cataloging and resource sharing services in a total estimated amount of \$280,289.50, covering the period from July 1, 2023 to June 30, 2028 – (**First Reading March 7, 2023**; Second Reading and Public Hearing March 14, 2023; Third Reading March 28, 2023) – [see attached](#).
76. ORD. 43356 – An ordinance to approve a Lease Agreement between Community Information Trust dba Do Space (“Lessee”), and the City of Omaha (“Lessor”) – (**First Reading March 7, 2023**; Second Reading and Public Hearing March 14, 2023; Third Reading March 28, 2023) – [see attached](#).

77. ORD. 43357 – An ordinance approving an Interlocal Agreement between the City of Omaha and Douglas County, Nebraska, involving the payment of money from appropriations of more than one (1) year, in accordance with Section 5.17 of the Home Rule Charter of 1956, as amended; to provide for the terms and conditions, under which Omaha will provide a cost share to utilize the services of the Douglas County GIS Department for the service period of January 1, 2023 through December 31, 2027; to authorize the Finance Department to pay the cost share based on the usage by the various City Departments, including the Public Works Department, Parks Department, Police Department, Fire Department and Planning Department – (**First Reading March 7, 2023**; Second Reading and Public Hearing March 14, 2023; Third Reading March 28, 2023) – [see attached](#).
78. ORD. 43358 – An ordinance approving an Agreement by and between the City of Omaha and KJ Crossroads Venture, LLC, and its successors or assigns, for the for the construction of the public infrastructure improvements within the Crossroads Redevelopment Area, pursuant to the Crossroads Redevelopment Plan, for public street and utility infrastructure improvements for Dodge Street, Cass Street and 75th Street – (**First Reading March 7, 2023**; Second Reading and Public Hearing March 14, 2023; Third Reading March 28, 2023) – [see attached](#).

EXECUTIVE SESSION

79. 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, MARCH 7, 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 March 3, 2023, notice of the Pre-Council and Regular City Council Meetings, March 7, 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.