MINUTES
OMAHA PLUMBING BOARD
Regular Meeting – Wednesday, September 11, 2019
1:30 pm – City/County Building – 1819 Farnam Street
Jesse Lowe Conference Room – Third Floor

Board Members:
- Brian A Barrett
- Jeff O. Estabrook, Vice-Chairman
- Steve Johnston
- David W. Miller, Chairman
- Christopher P. Reed
- Terry Salem
- Amy L. Schaap
- Russell Hadan, Douglas County Health Department (non-voting)
- Jim Wonder, Chief Plumbing Inspector, City Planning Department (non-voting)

A current copy of the Open Meeting Act is posted in a white binder on the north wall of the Jesse Lowe Conference Room. The secretary certifies publication in the Daily Record, the official newspaper of the City of Omaha, on September 4, 2019.

Mr. David Miller called the meeting to order at 1:30 p.m.

I. Roll Call

- Brian Barrett
- Jeff Estabrook
- Steve Johnston
- David Miller
- Christopher Reed
- Terry Salem
- Amy Schaap – Absent

Others Present:
- Jim Wonder, Chief Plumbing Inspector
- Autumn Drickey, Board Secretary

II. Approval of Minutes from August 28, 2019

Motion by Mr. Jeff Estabrook to approve the minutes from the August 28, 2019 meeting. Second by Mr. Terry Salem.

AYES: Barrett, Estabrook, Johnston, Miller, Reed, Salem

Motion carried: 6-0, Approved

III. *Cases

<table>
<thead>
<tr>
<th>Jensen Well Co</th>
<th>REQUEST</th>
<th>Location: 13431 Bennington Rd</th>
</tr>
</thead>
<tbody>
<tr>
<td>575 S 1st St</td>
<td></td>
<td>49-533</td>
</tr>
<tr>
<td>Blair, NE 68008</td>
<td>For residential well waiver.</td>
<td></td>
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Mr. Russell Brown appeared in regards to the above request at the above address. He stated that this is a new construction project. Mr. Miller read the recommendation from MUD and the Douglas County Health Department into the record, neither oppose as long as certain criteria are met for the Health Department. Mr. Brown presented plans for the home and the plot plan.

Motion by Mr. Christopher Reed to approve. Second by Mr. Estabrook.

AYES: Barrett, Estabrook, Johnston, Miller, Reed, Salem

Motion carried: 6-0, Approved
Mr. Jim Wonder stated that the applicant was not able to attend, but it is a standard approval. Mr. Miller stated the documentation is in order.

Motion by Mr. Estabrook to approve J Squared Plumbing Inc. as an approved Apprentice Program. Second by Mr. Salem.

AYES: Barrett, Estabrook, Johnston, Miller, Reed, Salem

Motion carried: 6-0, Approved

Ms. Gazala Larsen appeared in regards to the above request at the above address. Mr. Miller read the request into the record. Ms. Larsen explained it is a commercial kitchen. She explained the plan and that they do not intend to put oil into the three-compartment sink. She detailed their business plan. Mr. Estabrook asked what they make. Ms. Larsen stated fried snacks. She detailed the equipment that will be used to fry the snacks. Mr. Estabrook asked about the drawing. Ms. Larsen stated it is a grinder and detailed the type of work that will be done at the location. Mr. Estabrook asked about the hardship. Ms. Larsen explained it is primarily financial, but putting a grease interceptor outside would be difficult because they are in a middle bay. Mr. Wonder asked how much space is in the back of the property. Ms. Larsen explained she is not sure of the distance between the door and the property line. Mr. Steve Johnston asked if the building owner has approved of this request. Ms. Larson confirmed that the building owner would prefer not have an interceptor. Mr. Wonder detailed that in a strip mall situation, a problem they face is the elevations, but they don't have that information today. He asked about the details. Ms. Larsen stated they were trying to get the waiver because they knew they would need it and didn’t want to install it. Mr. Reed stated that there would be other information that would be needed. Mr. Wonder stated he recommends that the board lays this case over to get additional information from the plumbing contractor. Mr. Brian Barrett stated when he looked online it looked like there was enough space. There is discussion about what could be going on and the additional information would be needed.

Motion by Mr. Estabrook to hold over to the September 25, 2019 meeting. Second by Mr. Salem.

AYES: Barrett, Estabrook, Johnston, Miller, Reed, Salem

Motion carried: 6-0, Laid over to the September 25, 2019 meeting
Mr. Adam Sitzmann appeared in regards to the above request at the above address. Mr. Reed stated he will be abstaining. Mr. Wonder explained the project and the reason it is appearing before the board. Mr. Reed detailed that the carts are only stored here, there is another location where the carts are repaired. Mr. Estabrook asked about the square footage. Mr. Sitzmann responded. Mr. Wonder asked how much gas a cart holds. Mr. Sitzmann stated at most six gallons and ninety carts being stored over the winter. He stated there will be no sprinkler system installed in the new construction. Mr. Wonder stated that in the past a containment plan has been presented for approval. Mr. Reed explained that there are only a few stored during golf season. Mr. Sitzmann stated it will very rarely be full. Mr. Estabrook asked about leaking oil. Mr. Sitzmann explained that is the plan, but if there were a spill, it would be cleaned appropriately. Mr. Miller asked for a containment plan. Mr. Sitzmann asked who would come up with that plan. Mr. Estabrook detailed what that would look like.

Motion by Mr. Estabrook to hold over this case to the September 25, 2019 meeting with the stipulation that a containment plan be presented. Second by Mr. Salem.

AYES: Barrett, Estabrook, Johnston, Miller, Salem
ABSTAIN: Reed

Motion carried: 5-0-1, Laid over to the September 25, 2019 meeting.

Mr. Richard Burton and Mr. Tyler Ray appeared in regards to the above request at the above address. Mr. Wonder stated that they sell fur coats, and they want to open a wine bar next door. He explained the code requirements and how it pertains to the property. He detailed the wine bar is not there with the intent to have the general public visit, but that after looking at the fur, they would be brought to the room to discuss. He stated this is not something that could be converted to a bar by someone else. Mr. Ray explained that initially it was set up to be four separate bays and they have taken over those bays and control the rear corridor to the restrooms. He explained the number of fixtures they have access to as well as the number of employees. Mr. Wonder stated that if it is used the way it is proposed the City would not oppose the request. He explained the drawing that is submitted. Mr. Ray stated that the door that between the spaces has been removed. He explained their intent with the bar. Mr. Estabrook asked about future neighboring tenants. Mr. Ray detailed.

Motion by Mr. Reed to allow the use of the existing restrooms that are not located within the wall confines area that will be serving alcohol. Second by Mr. Barrett.

AYES: Barrett, Estabrook, Johnston, Reed, Salem
NAYES: Miller

Motion carried: 5-1, Approved
IV. *Apprenticeship Agreements*

<table>
<thead>
<tr>
<th>Ryan Garber</th>
<th>J Squared Plumbing Inc.</th>
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<tr>
<td>623 5th Ave, Plattsmouth, NE 68048</td>
<td>17609 Storage Rd D3, Omaha, NE 68136</td>
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Mr. Ryan Garber appeared before the board requesting a start date of August 19, 2019. Mr. Miller stated that his documentation is in order. Mr. Estabrook asked about his work records. Mr. Garber presented his documentation stating he started in April, but is only requesting an August start date.

Motion by Mr. Estabrook to approve Mr. Garber to the Omaha Apprenticeship Program with an August 19, 2019 start date. Second by Mr. Salem.

AYES: Barrett, Estabrook, Johnston, Miller, Reed, Salem

Motion carried: 6-0, Approved

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<tr>
<th>Cole Halford</th>
<th>Plumbers Local 16</th>
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<tr>
<td>802 Madison St, Fort Calhoun</td>
<td>4801 F St, Omaha, NE 68117</td>
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Mr. Cole Halford did not appear, but Mr. Robert Woodard appeared on his behalf, before the board requesting a start date of today. Mr. Miller stated that his documentation is in order.

Motion by Mr. Estabrook to approve Mr. Halford to the Omaha Apprenticeship Program with a September 11, 2019 start date. Second by Mr. Salem.

AYES: Barrett, Estabrook, Johnston, Miller, Reed, Salem

Motion carried: 6-0, Approved

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<th>Tyler Hrupek</th>
<th>Backlund Plumbing</th>
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<tbody>
<tr>
<td>31 Martinview Rd, Bellevue, NE 68005</td>
<td>6215 Grover St, Omaha, NE 68106</td>
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Mr. Tyler Hrupek and Mr. Chris Roseland appeared before the board requesting a start date of March 18, 2019. Mr. Miller stated that his documentation is in order.

Motion by Mr. Estabrook to approve Mr. Hrupek to the Omaha Apprenticeship Program with a March 18, 2019 start date. Second by Mr. Salem.

AYES: Barrett, Estabrook, Johnston, Miller, Reed, Salem

Motion carried: 6-0, Approved
Mr. Ronnie McConahay appeared before the board requesting a start date of January 10, 2019. Mr. Miller stated that his documentation is in order. Mr. Wonder asked about his schooling. Mr. McConahay stated he is just starting at Metro.

Motion by Mr. Estabrook to approve Mr. McConahay to the Omaha Apprenticeship Program with a start date of January 10, 2019. Second by Mr. Salem.

AYES: Barrett, Estabrook, Johnston, Miller, Reed, Salem

Motion carried: 6-0, Approved

Mr. Joshua Peterson and Mr. Christopher Peterson appeared before the board requesting a start date of July 1, 2019. Mr. Miller stated that his documentation is in order.

Motion by Mr. Estabrook to approve Mr. Peterson to the Omaha Apprenticeship Program with a start date of July 1, 2019. Second by Mr. Salem.

AYES: Barrett, Estabrook, Johnston, Miller, Reed, Salem

Motion carried: 6-0, Approved

Mr. Cameron Stewart and Mr. Damon Walters appeared before the board requesting a start date of November 2, 2018. Mr. Miller stated that his documentation is in order.

Motion by Mr. Estabrook to approve Mr. Stewart to the Omaha Apprenticeship Program with a start date of November 2, 2018. Second by Mr. Salem.

AYES: Barrett, Estabrook, Johnston, Miller, Reed, Salem

Motion carried: 6-0, Approved

V. Discussion of Proposed Code Changes

Can be found online here: https://planning.cityofomaha.org/boards/plumbing-board/policiescodesformsapplications

Mr. Wonder stated that what he would want from today is for it to be the official start of receiving comments. He detailed who he has presented the changes with and any feedback he has received. He explained he would want a formal hearing of the code at the first meeting in October so it can be voted on and sent to the legal department. Mr. Barrett gave feedback that he had heard and suggestions for that. Mr. Wonder stated he would look into it. Mr. Estabrook asked if he would include retail space on the sizing chart. Mr. Wonder explained where that falls under and where it can be found within the code. Mr. Estabrook stated that having a formula like other options would help. Mr. Wonder explained where that can be found. Mr. Barrett asked about the testing. Mr. Wonder explained that historically it is the August of the following year.

VI. Discussion

There is no discussion.
VII. Adjournment

Motion by Mr. Estabrook to adjourn. Second by Mr. Salem.

AYES: Barrett, Estabrook, Johnston, Miller, Reed, Salem

Motion carried: 6-0, Adjourned at 2:21 p.m.

*APPLICANT MUST BE PRESENT AT MEETING.

A full, continually current agenda is available for public inspection in Room 1110 of the Omaha/Douglas Civic Center during normal business hours.

The Omaha Plumbing Board reserves the right to modify the agenda at the public meeting.

If alternative (tape) to the agenda is needed, please advise Jim Wonder. A 72-hour notice is required.

Visit the Planning Department’s Site on the Internet at
http://www.cityofomaha.org/planning/boards/plumbing-board