

REPORT TO THE CITY COUNCIL FROM
WAYS & MEANS COMMITTEE
November 5, 2019

A regular meeting of the committee was convened at 1:30 pm on this date.

Members Present: Council Members Abdi Warsame (Chair), Steve Fletcher (Vice-Chair), Phillippe Cunningham, Andrea Jenkins, Andrew Johnson, and Linea Palmisano (Quorum - 4)

The Chair afforded the courtesy of the floor to Mark Ruff, Interim City Coordinator/Chief Financial Officer, who introduced Fadi Fadhill, Chief Information Officer, who gave the committee a summary of his background and plans for the future.

Matters listed below are hereby submitted with the following recommendations; to-wit:

1. Procedures for setting compensation levels for Mayor and City Council Members ordinance [\(2018-00084\)](#)

Passage of Ordinance amending Title 2, Chapter 14 of the Minneapolis Code of Ordinances relating to Administration: In General, amending establishing procedures for setting or changing compensation levels for the Mayor and City Council Members.

Staff presentation by Casey Joe Carl, City Clerk; and Mark Ruff, Interim City Coordinator/Chief Financial Officer.

The Chair afforded the courtesy of the floor to Council Member Gordon.

The public hearing was opened. There being no persons wishing to speak, the public hearing was closed.

Johnson moved to approve. On roll call, the motion passed.

Aye: Warsame, Fletcher, Cunningham, and Johnson (4)

Nay: Jenkins and Palmisano (2)

Abstain: (0)

Absent: (0)

2. Legal settlement: Workers' Compensation claim of Anthony Smith [\(2019-01257\)](#)

Approving the settlement of the Workers' Compensation claim of Anthony Smith, by payment of \$190,000 to Mr. Smith and his attorneys, and authorizing the City Attorney's Office to execute any documents necessary to effectuate the settlement.

Warsame moved to approve. On voice vote, the motion passed.

3. Legal settlement: Medical claim of Reggie Wright-Howard [\(2019-01256\)](#)

Approving the settlement of the medical claim of Reggie Wright-Howard by payment of \$4,500 to Reggie Wright-Howard and his attorneys, and authorizing the City Attorney's Office to execute any documents necessary to effectuate the settlement.

Warsame moved to approve. On voice vote, the motion passed.

4. Workers' Compensation interest payments related to the Oseland decision ([2019-01260](#))

Approving the interest payments owed to the following 11 Workers' Compensation claimants due to the decision in the Oseland v. Crow Wing County matter:

1. James Breen, in the amount of \$168,150.45.
2. Richard Lorensen, in the amount of \$171,893.21.
3. Lawrence Novack, in the amount of \$94,622.73.
4. Debra VonBehren, in the amount of \$15,628.40.
5. Raymond Tomlinson, in the amount of \$208,985.86.
6. Kenneth Simonson, in the amount of \$25,676.98.
7. Robert Denman, in the amount of \$25,039.62.
8. Donald Switzer, in the amount of \$100,570.67.
9. John Giebel, in the amount of \$98,019.52.
10. Thomas Neumann, in the amount of \$20,089.45.
11. Kenneth Peckels, in the amount of \$48,171.53.

Warsame moved to approve. On voice vote, the motion passed.

5. Transfer of funds from City Coordinator's Office to Community Planning and Economic Development Department for continuation of Energy Technical Assistance Program ([2019-01249](#))

1. Authorizing a one-time transfer in the amount of \$25,000 from the City Coordinator's 2019 budget to the Community Planning and Economic Development Department for the continuation of the Energy Technical Assistance Program (E-TAP) serving small businesses into 2020-2021.
2. Passage of Resolution approving appropriation of funds from the City Coordinator's Office to the Community Planning and Economic Development Department.

Warsame moved to approve. On voice vote, the motion passed.

6. Gift acceptance from PolicyLink for staff travel and lodging expenses for the Chief Equity Officer Policy Network ([2019-01259](#))

Passage of Resolution accepting a donation from PolicyLink for travel and lodging expenses for Joy Marsh Stephens, Director of the Division of Race and Equity, to participate in the Chief Equity Officer Policy Network in San Antonio, Texas, from Nov 17-21, 2019.

Warsame moved to approve. On voice vote, the motion passed.

7. Contract amendment with Gunnar Electric, Inc. for Convention Center Meeting Room and Ballroom Wall Sconce Replacement Project ([2019-01252](#))

Authorizing an increase to Contract No. C-44414 with Gunnar Electric, Inc., in the amount of \$15,070 for a total amount not to exceed \$202,805, to allow for close-out and final payment for the Convention Center Meeting Room and Ballroom Wall Sconce Replacement Project.

Warsame moved to approve. On voice vote, the motion passed.

8. Contract amendment with Green Minneapolis for operation of Peavey Plaza ([2019-01251](#))

Authorizing an increase to Contract No. COM0000683 with Green Minneapolis, in an amount up to \$150,000 for a total five-year contract amount not to exceed \$1,864,270, for the operation of Peavey Plaza.

Mark Ruff, Interim City Coordinator/Chief Financial Officer, responded to questions related to this item.

Warsame moved to approve. On voice vote, the motion passed.

9. Contract amendment with Versacon for Warehouse Renovation Project ([2019-01253](#))

Authorizing an increase to Contract No. COM0000509 with Versacon, Inc., in the amount of \$173,556.72 for a total amount not to exceed \$3,290,531.72, for modifications to the Warehouse Renovation Project due to unforeseen existing conditions discovered during construction.

Warsame moved to approve. On voice vote, the motion passed.

10. Contract amendment with Adolfson & Peterson Construction for East Side Storage & Maintenance Facility Project ([2019-01254](#))

Authorizing an increase to Contract No. C-44153 with Adolfson & Peterson Construction, in the amount of \$243,290 for a total amount not to exceed \$34,104,202, for additional contaminated soil export, roadway changes related to 27th Ave NE, and additional smaller changes for the East Side Storage and Maintenance Facility Project.

Warsame moved to approve. On voice vote, the motion passed.

11. Capital Long-Range Improvement Committee appointment ([2019-01250](#))

Approving the Council appointment of Garrett Peterson, Seat 11, Ward 6, to fill an unexpired two-year term beginning January 1, 2019, and ending December 31, 2020.

Warsame moved to approve. On voice vote, the motion passed.

12. Appointed position in the Civil Rights Department: Director, Labor Standards ([2019-01181](#))

1. Adopting findings that the proposed position meets the criteria in Section 20.1010 of the Minneapolis Code of Ordinances, City Council to Establish Positions; and approving the appointed position of the Director of Labor Standards, evaluated at 540 total points and allocated to Grade 11.
2. Passage of Ordinance amending Title 2, Chapter 20 of the Minneapolis Code of Ordinances relating to Administration: Personnel, approving the salary schedule for the position, which has a salary range of \$102,147 to \$121,088, in accordance with the adopted compensation plan for appointed officials effective Oct 22, 2019.

Warsame moved to approve. On voice vote, the motion passed.

13. Interim lease with Ames Construction for portion of Upper Harbor Terminal site ([2019-01206](#))

Authorizing an interim lease with Ames Construction for a portion of the Upper Harbor Terminal site for May 2020 through May 2021, for approximately \$21,899, including potential future amendment(s) to allow revisions to premises.

Warsame moved to approve. On voice vote, the motion passed.

14. Seward Commons Project financing: 2200-2218 Snelling Ave S, 2215 Snelling Ave S, 1912 E 22nd St, and 2115 Snelling Ave S ([2019-01223](#))

1. Passage of Resolution approving the Tax Increment Financing (TIF) Plan for Bessemer Apartments at 2200 Snelling Ave S.
2. Passage of Resolution authorizing the issuance of a "Pay-As-You-Go" TIF note to Bessemer Apartments, LLC in a principal amount not to exceed \$3,476,000.
3. Authorizing a Redevelopment Contract and other necessary documents related to the recommended actions with Bessemer Apartments, LLC or a related entity.
4. Passage of Resolution waiving Park Dedication requirements for the Bessemer Apartments at 2200 Snelling Ave S in exchange for private land for public use.
5. Authorizing staff to execute a Parkland Development and Easement Agreement for the Bessemer Apartments at 2200 Snelling Ave S.
6. Authorizing a loan modification of the existing City Transit-Oriented Development (TOD) Loan to include a 3-year extension, release of mortgage from 2215 Snelling Ave S, and commitment of the partial Loan repayment to be reserved for future assistance to the Wadaag Project.
7. Authorizing the release of 2215 Snelling Ave S from the Franklin Station Redevelopment Agreement.

Emily Carr, Community Planning and Economic Development Department, responded to questions related to this item.

Warsame moved to approve. On roll call, the motion passed.

Aye: Warsame, Cunningham, Jenkins, and Johnson (4)

Nay: Fletcher and Palmisano (2)

Abstain: (0)

Absent: (0)

15. HOME program and Neighborhood Stabilization Program income appropriation ([2019-01230](#))

1. Approving appropriation of program income generated through the Department of Housing and Urban Development's (HUD) HOME program of \$1,081,160.22.
2. Approving appropriation of program income generated through HUD's Neighborhood Stabilization Program (NSP) 1, 2 and 3 of \$339,754.53.
3. Passage of Resolution approving appropriation of funds to the CPED Department.

Warsame moved to approve. On voice vote, the motion passed.

16. Memorandum of Understanding with the Natural Resource Defense Council (NRDC) for support from the Bloomberg American Cities Climate Challenge ([2019-01201](#))

Authorizing a Memorandum of Understanding (MOU) with the Natural Resources Defense Council (NRDC) for technical assistance and consulting services provided by the Bloomberg American Cities Climate Challenge (ACCC) through the Dec 31, 2020.

Warsame moved to approve. On voice vote, the motion passed.

17. Gift acceptance from the U.S. Department of State for staff travel and lodging expenses for the Professional Fellows On Demand Program ([2019-01237](#))

Passage of Resolution accepting a donation from the U.S. Department of State, and implemented by World Learning, of travel and lodging expenses for Sasha Cotton, Director of the Office of Violence Prevention, to participate in the Professional Fellows On Demand Program from Dec 3 -11, 2019, in Northern Ireland and the Republic of Ireland.

Warsame moved to approve. On voice vote, the motion passed.

18. Grant from the U.S. Department of Justice to respond to the Opioid epidemic ([2019-01241](#))

1. Accepting a grant from the U.S. Department of Justice, in the amount of \$894,346, to provide financial and technical assistance to plan, develop, and implement comprehensive efforts to identify, respond to, treat, and support those impacted by the opioid epidemic, for the period Oct 1, 2019 through Sep 30, 2022.
2. Authorizing an agreement with the U.S. Department of Justice for the grant.
3. Passage of Resolution approving the appropriation of funds to the Health Department.

Suzanne Young, Project Coordinator for the work on the Opioid epidemic, responded to questions related to this item.

Warsame moved to approve. On voice vote, the motion passed.

19. Gift acceptance from the John Hopkins Bloomberg School of Public Health for staff travel and lodging for the Bloomberg American Summit ([2019-01238](#))

Passage of Resolution accepting a donation from the John Hopkins Bloomberg School of Public Health for travel and lodging expenses for Coral Garner, Director of Maternal Child and Adolescent Health, to participate in the Bloomberg American Summit on Nov 12-13, 2019, in Baltimore, MD.

Warsame moved to approve. On voice vote, the motion passed.

20. 2020 fire truck donation to the City of Cuernavaca, Mexico ([2019-01231](#))

Passage of Resolution committing to donate two fire trucks to Minneapolis' Sister City of Cuernavaca, Mexico.

Warsame moved to approve. On voice vote, the motion passed.

21. Contract amendment with Business Watch International (BWI) for internet-based pawn broker and secondhand store tracking services ([2019-01232](#))

Authorizing an amendment to the scope of services and compensation sections of contract COM0001436 with Business Watch International Inc. (BWI) for internet-based pawn broker and secondhand store tracking services.

Warsame moved to approve. On voice vote, the motion passed.

22. Minnesota Board of Firefighter Training and Education (MBFTE) Training Academy reimbursement ([2019-01233](#))

1. Accepting reimbursement from the Minnesota Board of Firefighter Training and Education (MBFTE) Training Academy in the amount of \$10,685.
2. Passage of Resolution approving appropriation of funds to the Fire Department.

Warsame moved to approve. On voice vote, the motion passed.

23. Repair of street failure at 90 7th St S: Project approval and assessment ([2019-01208](#))

1. Passage of Resolution adopting special assessments in the amount of \$68,781 for street failure repairs adjacent to the property located at 90 7th St S, Project No. 2316, and directing staff to pursue the appropriate action to resolve the dispute related to the assessment for the repair of street failure at 90 7th St S..
2. Passage of Resolution requesting the Board of Estimate and Taxation authorize the City's issuance and sale of assessment bonds in the amount of \$68,780 for street repairs adjacent to the property located at 90 7th St S, Project No. 2316.

Warsame moved to approve. On voice vote, the motion passed.

24. Hennepin Ave Street Reconstruction (Washington Ave to 12th St): Project approval, assessment, and areaway abandonment ([2019-01212](#))

1. Passage of Resolution ordering the work to proceed and adopting special assessments in the amount of \$1,185,965.65 for the Hennepin Ave Street Reconstruction Project, Special Improvement of Existing Street No. 6758C (PV118).
2. Passage of Resolution requesting the Board of Estimate and Taxation authorize the City's issuance and sale of assessment bonds in the amount of \$1,185,965 for the Hennepin Ave Street Reconstruction Project.
3. Passage of Resolution ordering the abandonment and removal of areaways located in the public right-of-way in conflict with the project.

Warsame moved to approve. On voice vote, the motion passed.

25. Hennepin Ave Streetscape (Washington Ave to 12th St): Project approval and assessment ([2019-01213](#))

1. Passage of Resolution ordering the work to proceed and adopting special assessments in the amount of \$4,000,000 for the Hennepin Ave Streetscape Project, Special Improvement of Existing Street No. 6758S (PV118).
2. Passage of Resolution requesting the Board of Estimate and Taxation authorize the City's issuance and sale of assessment bonds in the amount of \$4,000,000 for the Hennepin Ave Streetscape Project.

Warsame moved to approve. On voice vote, the motion passed.

26. Contract with Waste Management of MN, Inc. for operation of municipal solid waste transfer station ([2019-01209](#))

Authorizing a contract with Waste Management of MN, Inc., in the estimated amount of \$5,000,000, for the operation of a municipal solid waste transfer station, for a period of five years, from May 1, 2020, through April 30, 2025, with no option to extend the contract.

Warsame moved to approve. On voice vote, the motion passed.

27. Contract amendment with Hennepin County for road maintenance ([2019-01210](#))

Passage of Resolution authorizing an extension to Contract No. C-40670 with Hennepin County for one year, from Jan 1, 2020, through Dec 31, 2020, for reimbursing the City for providing routine maintenance on certain County State Aid routes and bridges in the City of Minneapolis.

Warsame moved to approve. On voice vote, the motion passed.

28. Agreement with Hook & Ladder Apartments Limited Partnership for public infrastructure improvements within the Jefferson St NE public right-of-way ([2019-01211](#))

Authorizing a public infrastructure improvements agreement with Hook & Ladder Apartments Limited Partnership, formalizing the transfer of funds from the City to Hook & Ladder Apartments Limited Partnership, defining requirements for final site plan approval, construction specifications and requirements, and long-term maintenance responsibility of the developer for public infrastructure improvements within the Jefferson St NE public right-of-way.

Warsame moved to approve. On voice vote, the motion passed.

29. 28th Ave S Bridge over Minnehaha Creek Project: Appropriation increase ([2019-01214](#))

Passage of Resolution approving an increase in the appropriation and revenue for the 28th Ave S bridge over Minnehaha Creek Project by \$500,000 in Municipal State Aid (MSA) funds due to an increase in construction costs.

Warsame moved to approve. On voice vote, the motion passed.

30. 2019 Sanitary Sewer Availability Charges (SAC): Appropriation increase ([2019-01215](#))

Passage of Resolution approving an increase in the appropriation and revenue for 2019 Sanitary Sewer Availability Charges (SAC) by \$6,000,000 due to increased development in the city.

Warsame moved to approve. On voice vote, the motion passed.

31. Bid for Fridley Softening Plant Heating Ventilating and Air Conditioning (HVAC) Renovation Project ([2019-01217](#))

Accepting the low bid of Corval Constructors, Inc., submitted on Event No. 534, in the amount of \$272,655, to provide all materials, labor, equipment, and incidentals necessary for the Fridley Softening Plant Engineering Office Heating Ventilating and Air Conditioning (HVAC) Renovation Project, and authorizing a contract for the project, all in accordance with City specifications.

Warsame moved to approve. On voice vote, the motion passed.

32. Bid for alley snow plowing services ([2019-01218](#))

Accepting the following three bids submitted on Event No. 568 to provide all materials, labor, and equipment for alley snow plowing services for the Public Works Department, and authorizing contracts for the project, all in accordance with City specifications:

1. Stonepros, LLC in the amount of \$171,000.
2. AAA Building Maintenance Company, LLC in the amount of \$144,000.
3. Kevitt Excavating, LLC in the amount of \$585,000.

Warsame moved to approve. On voice vote, the motion passed.

With no further business to transact, the meeting adjourned at 2:30 pm.

Reported by Peggy Menshek, Council Committee Coordinator