

**JOURNAL OF COMMISSION WORK SESSION
December 18, 2012**

City Commission Work Session

Mayor Winters presiding

CALL TO ORDER: 5:30 p.m.




ROLL CALL: City Commissioners present: Michael J. Winters, Bill Bronson, Mary Jolley, and Robert Jones. Commissioner Burow was absent. Also present was newly selected Commissioner Bob Kelly.

STAFF PRESENT: City Manager; Deputy City Manager; Interim City Attorney; Directors of Fiscal Services, Planning and Community Development, and Public Works; Police Captain; and the Deputy City Clerk.

1. PUBLIC/PUBLIC PARTNERSHIPS

City Manager Greg Doyon provided a PowerPoint presentation overview of a recent trip to the Presidio of Monterey, California, that was a follow up to an Association of Defense Communities Program he had attended with the Montana Defense Alliance. He noted the City of Monterey is the gold standard for community partnership models in the country.

Mr. Doyon stated that he attended the workshop to learn about how Monterey provides services for the Army Garrison stationed at the linguistics Army base, and to meet the Commission's goal of total commitment to MAFB and MANG. Public Works Director Jim Rearden reviewed current MAFB maintenance operations and housing, and current and potential services/partnerships.

 <h3>Purpose and Intent</h3> <ul style="list-style-type: none">• Meet City Commission Goal <small>(March 2012)</small><ul style="list-style-type: none">– “Total commitment to supporting MAFB/MANG”• Economics<ul style="list-style-type: none">– 46% local economic impact <small>(not all MAFB – Montana BBER figure)</small>– Can Great Falls achieve diversification at that level?• Political Realities<ul style="list-style-type: none">– Changes in military needs– Missile reduction potential• Air Force Community Partnerships• Increase Mission Capability/Effectiveness• Reduce Mission Costs• Support National Defense 	<h3>January ADC Conference</h3> <p>How Can Installations Reduce Costs and Increase Efficiency?</p> <p>The workshop is intended to cover the fundamentals of managing a portfolio of assets, taking in a variety of perspectives, including financial performance, operations, capital planning, facility management and energy usage. Speakers will lead an interactive exercise to show participants how to apply the essential tools of asset management. The session also will highlight how other federal entities, communities and states are employing asset management techniques to cope with shrinking budgets.</p> 
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Presidio Municipal Services Agency

- Nearby Fort Ord closed by BRAC in 1990
- Monterey/Seaside joined to BRAC "Prep" Presidio
- Created PMSA
- Monterey successfully bid services in 1998
- Annual contract of \$7 million



PMSA Services Provided

- Fire protection
- Sewer, road, storm water (electric, water, gas are private)
- Facility maintenance (all buildings)
- Grounds maintenance



Contract Performance Data

- | | |
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| <p><u>Presidio Stats</u></p> <ul style="list-style-type: none"> • 2.2 million square feet maintained • 160 Facilities in Monterey
24 in Camp Roberts • 19,000 + work orders annually • \$4.8 million for scheduled maintenance | <p><u>City Monterey Performance Stats</u></p> <ul style="list-style-type: none"> • 58% of called in work orders are responded to in 24 hrs • 77% of called in work orders are responded to within 5 days • 99.6% of all work orders are completed within allowed contract terms |
|--|--|

PMSA Legal Authority

- DoD demonstration project (October 1, 1994)
- Army Pilot Project (October 28, 2004)
- Joint Powers Agreement (November 4, 1997)
– Cities of Monterey and Seaside



2004 Defense Authorization Bill

SEC. 343. PERMANENT AUTHORITY FOR PURCHASE OF CERTAIN MUNICIPAL SERVICES AT INSTALLATIONS IN MONTEREY COUNTY, CALIFORNIA.

(a) AUTHORITY.—Subject to section 2465 of title 10, United States Code, public works, utility, and other municipal services needed for the operation of any Department of Defense asset in Monterey County, California, may be purchased from government agencies located in that county.

(c) REPEAL OF EXISTING TEMPORARY AUTHORITY.—Section 816 of the National Defense Authorization Act for Fiscal Year 1995 (Public Law 103-337; 108 Stat. 2820) is repealed.

H.R. 4310 - National Defense Authorization Act Fiscal Year 2013

SUBTITLE D—READINESS

Section 331—Intergovernmental Support Agreements with State and Local Governments

This section would authorize the Secretary concerned to enter into **intergovernmental** support agreements with State or local governments for the procurement of installation support services. Procurement of police and fire protection services are specifically exempt from this authority.

Introduced	Mar 29, 2012
Referred to Committee	Mar 29, 2012
Reported by Committee	May 09, 2012
Passed House	May 18, 2012
Passed Senate	(not yet occurred)
Signed by the President	(not yet occurred)
This bill passed in the House on May 18, 2012 and goes to the Senate next for consideration.	

PMSA/Malmstrom Differences

- Mission
- Air Force versus Army Perspective
- MAFB trains civil engineers
- MAFB not in city



Vs.



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Current MAFB Maintenance Operations

Facility Maintenance

- In-House
- Some services are contracted or performed by Red Horse
 - Depends on project scale, size, scope



RED HORSE performs training projects that assist base construction efforts while, at the same time, honing wartime skills.

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Maintenance Operations Con't

- Maintained by MAFB or Contractors
 - Sewer
 - Water
 - Storm Water
 - Street Lights
 - Snow Removal
 - Electric Service
 - Gas
 - Heating Plant



- Solid Waste/Refuse
 - Contract with Montana Waste

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Housing Privatization

- Housing privatized occurred in 2012
 - Changed the way MAFB provided some services

Housing Privatization

Balfour Beatty Communities, LLC which specializes in partnering with government entities and high performing public sector firms to implement their strategic plans through a Public-Private Partnership (PPP) model by leveraging their expertise in finance, design, development, construction, alternative energy, and lifecycle operational capabilities.



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City of Great Falls

Current Services to Malmstrom Air Force Base

- Water
 - Provides Potable Water to base
 - One main water meter at base gate
 - Two main water service line to base
 - Laboratory services –Coliform and required water sample testing
- Sewer
 - Accepts sewage for treatment
 - Sewer Lift Station owned by MAFB
 - Sewage Metered
- Sanitation drop box service to contractors
- By Request
 - Traffic Signal Maintenance
 - One signal
 - Traffic Loops
 - Electric Locates
 - Street Sweeping



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City of Great Falls

Other Partnerships Malmstrom Air Force Base

- Storm Water – MS4 Working Group
- Joint Land Use Study
- Mutual Aid Fire
- Alternative 911 Center
- Central Montana Defense Alliance



Opportunities



- Base Planning Services
 - Provided City Planning and Community Development
- Ground Maintenance Services
- Traffic and Signage
- Other Utilities

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12 years after...

Principles we 'discovered'...

- The COUNTER PRINCIPLE
 - Every Federal Acquisition Regulation (FAR) rule can have exceptions
- The WHEEL INVENTION PRINCIPLE
 - Every Contracting Officer has their own experiences and preferences
- PRINCIPLE OF SLOWNESS with occasional TURBO CHARGE
 - Example: RFPs – asked for with deadline – responded within deadline – in the virtual federal world without deadline



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 <h2>Commonality of Interests</h2> <ul style="list-style-type: none"> City Manager Objectives: <ul style="list-style-type: none"> – Serve their citizens (to include military) – Be cost effective – Keep their base open Installation Commander Objectives: <ul style="list-style-type: none"> – Serve soldiers and families – Be cost effective – Accomplish Operational Mission 	 <h2>Challenges</h2>  <ul style="list-style-type: none"> • Federal, State, or Local Legal Exclusions • Creation of Separate Service Entity? • Air Force and Base Support • Entering the Federal Procurement Program • Initial Equipping and Staffing • Public Support • Security Challenges
 <h2>Next Steps</h2> <ul style="list-style-type: none"> • Is the city committed? • Grounds Management Opportunity • Base Planning Position • Annexation? • Explore other services 	

Mr. Doyon reported the Monterey partnership does not make money for their city, but expenses are covered. However, the partnership decision was a calculated, deliberate, and conscious decision.

Should the Commission consider such a partnership, Mr. Doyon explained there will be perceptions to overcome from the private sector to the taxpayers in an effort to BRAC “prep”, not BRAC “proof” MAFB.

After discussion on the possibility of sharing costs with the local military, the consensus of the Commission was to continue to explore the opportunity.

Mayor Winters noted the community must be kept informed of the possible partnership, and he believes one of the Commissioners should accompany the City Manager on future junkets that explore the City’s commitment to MAFB and MANG.

ADJOURN

There being no further discussion, Mayor Winters adjourned the informal work session of December 18, 2012, at 6:27 p.m.