

# Agenda Items

**Regular City Council Meeting**

**Meeting Date:**

**TITLE:** Resolution Declaring an Emergency for the Airport's Chiller Replacement

**PRESENTED BY:** Tom Binford

**Department:** Airport

---

**Information**

**PROBLEM/ISSUE STATEMENT**

On December 4, 2012, the Airport's 180 ton chiller experienced a total failure when the unit's bearings failed and caused it to become non-repairable. The Airport had previously rebuilt this unit in 2005, and incurred numerous repairs earlier this year in order for it to function properly. This particular chiller is used year round to provide air conditioning throughout the Terminal Building. While it may seem counter intuitive to use air conditioning in the Winter, it is a fairly common event for the Terminal Building, especially in the hold room areas that can become crowded with travelers, and on the south side of the Terminal where the large plate glass windows can cause the temperature to spike on very sunny days. Additionally, this piece of equipment is the central component in the Terminal Building's heat recovery and transfer system, where chilled water is used to cool areas and the returning warm water is then utilized in areas requiring heat through a heat exchange process. Subsequently, we are now in a position where we cannot air condition the Terminal Building's air to keep the traveling public comfortable and must use additional boiler capacity to maintain heat levels. Staff has investigated the availability of replacement equipment and has determined that the lead time for an order is six to eight weeks until delivery. With a competitive bid process, it is anticipated that this would push delivery out an additional six to eight weeks. Subsequently, the Airport's Terminal would be missing an integral part of its heating and cooling system for three to four months. In order to shorten this lead time, staff would like to order the equipment now to get it on its way. Staff would then do a competitive bid process for the demo of the old chiller and the installation of the new chiller equipment.

Montana Code Annotated 7-5-4303 allows cities to avoid the competitive bidding process for work/repairs that exceed \$50,000 if the governing body declares an emergency for the needed repairs, to best serve the public's interest. Additionally, Purchasing Procedure VII.7, Emergency Procedures, also allow the requirement for sealed competitive bids for emergency purchases over \$20,000 to be waived and an emergency purchase to be made in the fastest manner, if authorized by City Council Resolution. Staff requests that the Council adopt a Resolution that declares the total and complete failure of the Airport's 180 ton chiller an emergency and authorizes staff to proceed with ordering the replacement chiller equipment. Council's vote would require at least three-fourths of the members of the Council present at the meeting to approve the Resolution.

**ALTERNATIVES ANALYZED**

The City Council may choose to adopt the Resolution or to not adopt the Resolution. If the Council does not approve the Resolution, staff will have to use the competitive bidding process to secure a contractor to order the chiller equipment and delay the repairs to the Airport's Terminal Building heating and cooling system by an additional six to eight weeks.

**FINANCIAL IMPACT**

The cost of the chiller equipment is approximately \$112,500, and the installation, which will be bid, is estimated at \$25,000. The Airport will delay a boiler replacement project to ensure the funds are available for this repair.

**RECOMMENDATION**

Staff recommends that the City Council adopt the attached Resolution that declares the total failure of the Airport's 180 ton chiller an emergency repair that requires immediate action to ensure the public's best interest.

**APPROVED BY CITY ADMINISTRATOR**

---

**Attachments**

Resolution

---

RESOLUTION NO. 12-

A RESOLUTION OF THE CITY OF BILLINGS, MONTANA, DECLARING AN EMERGENCY IN REGARD TO AIRPORT TERMINAL BUILDING EQUIPMENT REPLACEMENTS

WHEREAS, the 180 ton chiller that provides cooling to the Airport Terminal Building during the Winter months experienced a catastrophic failure on December 4, 2012; and

WHEREAS, it is not cost effective to repair this chiller due to its age and poor condition; and

WHEREAS, the Terminal 180 ton chiller must be replaced immediately so that acceptable Terminal Building temperatures can be maintained for the many tenants, passengers, and visitors that use the Billings Airport each day; and

WHEREAS, 7-5-4303 MCA provides for emergency purchases to be handled in a way that best meets the emergency, if approved by three-fourths of the members of the City Council present at the meeting and duly recorded in the minutes of the meeting; and

WHEREAS, Purchasing Procedure VII.7, Emergency Procedures, also allow the requirement for sealed bids for emergency purchases over \$20,000 to be waived and an emergency purchase to be made in the fastest possible manner, if authorized by City Council resolution and recorded in the minutes.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA, that an emergency purchase be declared so that a replacement Terminal Building chiller can be ordered.

APPROVED by the City Council of the City of Billings, Montana, this 10th day of December 2012.

CITY OF BILLINGS

BY: \_\_\_\_\_  
Thomas W. Hanel, Mayor

ATTEST:

\_\_\_\_\_  
Cari Martin, City Clerk

# Other Items



# December 2012 *Billings*



SUN MON TUE WED THU FRI SAT

1

2 3 4 5 6 7 8

Christmas Stroll  
Downtown  
4pm-9:30pm

9 10 11 12 13 14 15

16 17 18 19 20 21 22

23 24 25 26 27 28 29

30 31

## Special Event Calendar

**\*Approval Pending**

For questions or details:  
[wellbrooks@cl.billings.mt.us](mailto:wellbrooks@cl.billings.mt.us)



# January 2013



Sun Mon Tue Wed Thu Fri Sat

1 2 3 4 5

6 7 8 9 10 11 12

13 14 15 16 17 18 19

20 21 22 23 24 25 26

27 28 29 30 31

**21**  
**Martin Luther King**  
**Jr. March**  
**6:25pm—6:50pm**  
**Downtown**

## Special Event Calendar

**\*Approval Pending**

For questions or details:  
[wellbrooks@ci.billings.mt.us](mailto:wellbrooks@ci.billings.mt.us)



# February 2013



Sun Mon Tue Wed Thu Fri Sat

1 2

3 4 5 6 7 8 9

10 11 12 13 14 15 16

17 18 19 20 21 22 23

24 25 26 27 28

## Special Event Calendar

**\*Approval Pending**

For questions or details:  
[wellbrooks@ci.billings.mt.us](mailto:wellbrooks@ci.billings.mt.us)





# March 2013



Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

## Special Event Calendar

**\*Approval Pending**

For questions or details:  
[wellbrooks@ci.billings.mt.us](mailto:wellbrooks@ci.billings.mt.us)

RECEIVED

NOV 29 2012

Mayor

NOV. 29, 2012

DEAR MAYOR HANEL AND CITY COUNCIL MEMBERS;

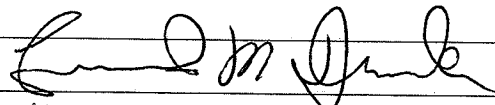
YOUR CITY OF BILLINGS, MT, HAS BEEN LACKING AMTRAK RAIL PASSENGER SERVICE SINCE THE EARLY 1980'S, AND I THINK IT IS ABOUT TIME SOMETHING IS DONE ABOUT IT.

AT THE PRESENT TIME AMTRAK'S "EMPIRE BUILDER" ROUTE BETWEEN CHICAGO AND SEATTLE-PORTLAND IS SELLING OUT MORE OFTEN THAN NOT. I FEEL THAT THIS WOULD BE AN EXCELLENT TIME TO ADD ANOTHER TRAIN BETWEEN CHICAGO AND SEATTLE ON A DIFFERENT ROUTE, WITH A SECTION OF THIS TRAIN DIVERGING AT BOZEMAN, MT. TO LOS ANGELES, CA VIA BUTTE, IDAHO FALLS, POCAHELLO, SALT LAKE CITY, AND LAS VEGAS, THUS OPENING MANY NEW DESTINATIONS OF TRAVEL BY TRAIN.

ENCLOSED PLEASE FIND A SUGGESTED SCHEDULE FOR SUCH SERVICE. AS YOU CAN SEE, IT WOULD PROVIDE RAIL PASSENGER SERVICE TO A GREAT MANY MORE DESTINATIONS, PLUS IT WOULD PROVIDE MORE STATIONS WITH A TRAIN AT A REASONABLE HOUR OF THE DAY.

I HOPE THAT YOU WILL AGREE WITH THIS IDEA. HOPEFULLY, YOU CAN GET COUNTY, STATE, AND FEDERAL SUPPORT FOR THIS. TRAINS ARE THE MOST ENERGY EFFICIENT, COMFORTABLE, AND SAFEST MEANS OF TRANSPORTATION. PLEASE LET ME KNOW HOW YOU FEEL ABOUT THIS.

VERY TRULY YOURS;



FRANK M. DRAKE  
102 COVENTRY PL  
GLENDALE, CA. 91206

# SEATTLE - PORTLAND - LOS ANGELES - MONTANA - MINNEAPOLIS - ST. PAUL - CHICAGO

6-MILE BUILDING	NORTH COAST FLAVANATHA	NORTH COAST FLAVANATHA	EMERALD BUILDING	EMERALD BUILDING	NORTH COAST FLAVANATHA	NORTH COAST FLAVANATHA	ENDING BUILDING
8	38	37	7	8	38	37	7
440p	8100p	SEATTLE WA (PT)	600A	61025p	526p	LIBBY, MT	1059p
512p	1032p	EDMONDS	425A	710A	246p	WHITEFISH	916p
532p	1057p	EVERETT	348A	838A	816p	WEST GLACIER	823p
900p	120p	LEAVENWORTH	118A	608A	F955A	ESSEX	874p
942p	202A	WENATCHEE	1245m	535A	954A	EAST GLACIER	645p
942p	305A	SPHRATA, WA	1132p	422A	1008A	BROWNING	631p
A495p		PORTLAND OR (PT)		L1010A	1058A	CUT BANK	551p
507p		VANCOUVER, WA		915A	1143A	SHEBOY	522p
621p		RINGEN-WHITE SALMON		804A	112p	HAUVRE	304p
655p		WISHRAM		730A	132p	DP	239p
857p		PASCO		535A	252p	DP	125p
121A	615A	SPokane, WA	925p	215A	347p	MALTA	1226p
130A	645A		635p	140A	433p	GLASGOW	1141A
235A	750A	SANDPOINT, ID (PT)	517p	1149p	707p	WOLF POINT, MT (MD)	1107A
	210p	PARADISE, MT (MD)	314p		811p	WILLISTON, ND (C)	957A
	205p	MISSOULA	135p		922p	STANLEY	906A
	330p	HELENA, MT	1205p		942p	MINNODT	839A
		LOS ANGELES, CA (PT)	400p		1088p	DP	707A
		FULLERTON	257p		1132p	RUGBY	613A
		RIVERSIDE	116p		1257A	DEVILS LAKE	452A
		SAN BERNARDINO	155p		208A	GRAND FORKS	335A
		VICTORVILLE	1240p		213A	FARGO, ND	330A
		BARSTOW	1157A		935A	DETROIT LAKES, MN	238A
		KELSO, CA (DEATH VALLEY)	945A		310p	STAPLES	192A
		LAS VEGAS, NV	750A		409A	ST. CLOUD	1240p
		CAUCENTE, NV (PT)	450A		514A	BRECKENRIDGE	70p
		MILFORD, UT (MD)	335A		1095A	WILLMAR	610p
		DELTA	F220A		1201p	LITCHFIELD	540p
		SALT LAKE CITY	I. 1215A		1230p	MINNEAPOLIS-ST. PAUL	420p
		OGDEN	1130p		220p	AL	346p
		BRIGHAM CITY, UT	1085p		705A	RED WING	207p
		POCATELLO, ID	N 1000p		750A	WINDOBA, MN	105p
		BLACKFOOT	930p		854A	LA CROSSE, WI	1220p
		IDAHO FALLS, ID	725p		1011A	TOMAH	145A
		DILLON, MT	715p		1047A	WISCONSIN BELLS	1107A
		SILVER BOW	640p		1097A	PORTAGE	1049A
		BUTTE	605p		1126A	COLUMBUS	1029A
		BOZEMAN	F235p		1206p	MILWAUKEE, WI	910A
		LIVINGSTON	100p		1227p	GLENNVIEW, IL	754A
		BILLINGS	1245p		1257p	ARC CHICAGO, IL (C) (PT)	70A
		GLENDIVE, MT	1230p		207p		
		DICKINSON, ND	D1003A		312p		
		MANDAN (MT)	915A		835p		
		BISMARCK, ND	927A		8115p		
		JAMESTOWN, ND	827A				
			729A				
			720A				
			307A				
			257A				
			107A				
			1106p				
			1205A				
			1193p				
			1015p				
			37				
			North Coast Flavanatha				
			38				
			North Coast Flavanatha				
			37				
			North Coast Flavanatha				

- A - CONNECTION FROM TR #4 AR 300p
- B - CONNECTION FROM TR #4 AR 845p
- C - CONNECTION FROM TR #78 AR 850A, FROM TR #763 AR 925A
- D - THROUGH CAR OPERATED BETWEEN LOS ANGELES AND CHICAGO
- E - CONNECTS WITH TR #501 DP 78A, WITH TR #4 DP 745A
- F - TRAIN STOPS ON SIGNAL TO RECEIVE OR DISCHARGE PASSENGER
- G - CONNECTS WITH TR #513 DP 1120A
- H - CONNECTS WITH TR #784 DP 510P, WITH TR #785 DP 710p
- I - CONNECTION FROM TR #5 AR 1105p
- J - CONNECTION FROM TR #26 AR SIDE THROUGH CAR LA - RC - CHI
- K - CONNECTIONS IN CHICAGO SEE AMTRAK SYSTEM TIMETABLE
- L - CONNECTS WITH TR #506 DP 1215p
- M - CONNECTS WITH TR #6 DP 410A THROUGH CAR LA - CHI
- N - CONNECTS WITH TR #25 DP 1040p

RECEIVED

Leila Farnum

Mayor

1112 Delphinium Drive

Billings MT 59102

November 19, 2012

Dear Mayor Hanel and City Council Members:

As you consider the impact of increased railway traffic through the City of Billings I hope you will keep the following concern in mind:

Tourism is a large part of the business income for the City, County and the State of Montana. We encourage tourism with investments to improve and enhance the experiences of persons visiting our beautiful State.

The primary airport for visitors to Montana is Billings. People fly into Billings from all over the United States and a number of foreign countries. They rent vehicles and travel around the area. We want their visits to be pleasant and free of unnecessary obstacles.

The main artery from the airport to the area freeways is 27<sup>th</sup> Street. It is easy to negotiate and very straight-forward.

For a number of years I have wondered why Billings has never put in an overpass or underpass at the railroad crossing on 27<sup>th</sup> Street. Of course it will cost money. But it is a necessary improvement that will pay in good will and additional tourism dollars. Local folks know that we can drive about 14 blocks further east or west and bypass the railway. However, tourists don't know about these alternatives. And to a non-resident, this can be very confusing.

The easiest and simplest way to travel from the airport to other areas in Montana is to drive South on 27<sup>th</sup> Street and enter the freeway, going either East or West.

No one likes to sit and wait for trains to pass through the center of town. Tourists don't like it and we locals don't like it either.

Miles City has had an underpass between the developed east end of town and the older downtown area for many years. Laurel has an underpass to ease traffic toward Red Lodge and other tourist areas. Billings needs to take action, particularly in light of probable increased railway traffic in the near future.

Thank you for your consideration.



Leila Farnum