

TRANSPORTATION AND ENVIRONMENT  
COMMITTEE MEETING RECORD

RECEIVED

The Transportation and Environment Committee (TEC) meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Public Works and Transportation TEC Staff Coordinator at 214.670.4147.

CITY SECRETARY  
DALLAS, TEXAS

**Meeting Date:** April 28, 2008 **Start Time:** 2:15 p.m.

**Adjournment:** 4:05 p.m.

**Committee Members Present:**

Linda Koop (Chair), Sheffie Kadane (Vice Chair), Pauline Medrano, Carolyn R. Davis, Vonciel Jones Hill, Angela Hunt

**Committee Members Absent:**

Jerry Allen, Absent on official business  
Ron Natinsky, Absent on official business

**Other Council Members Present:**

Dr. Elba Garcia, Steve Salazar

**City Executive Staff Present:**

Ramon Miguez, Assistant City Manager

**TRANSPORTATION AND ENVIRONMENT COMMITTEE AGENDA**

**1. Approval of Minutes for April 14, 2008**

**Action Taken/Committee Recommendation:**

Motion was made to approve the minutes for the April 14, 2008 meeting subject to corrections. No corrections were suggested and the minutes were approved as submitted.

Made by: Hill

Seconded by: Medrano

Passed unanimously

**2. Love Field Modernization Program**

Mr. Weber briefed the Committee on the Love Field Modernization Program which will implement the provisions of the Wright Amendment Reform Act of 2006 and the 5-Party Agreement that led to that Act. Staff recommended that (1) the Council approve the Terminal Area Redevelopment Program Study as the master plan for the Love Field Modernization Program, and (2) the Council approve Option C as the preferred concept to be developed further pending the development and approval of a Project Development Agreement with Southwest Airlines. Staff was also asking for Committee comments on a proposal to use a Local Government Corporation (LGC) to implement the modernization program.

**Action Taken/Committee Recommendation:**

Councilmember Hunt was concerned about the costs and how it would affect

passenger ticket pricing. She expressed concern about the impact of passenger facility charges (PFC). Mr. Miguez explained that any and all improvements implemented at Love Field will ultimately be paid by the airlines or the airport users. The sources of funds that will be utilized include federal funds, other rates and charges such as airport leases, landing fees, concession revenues, parking revenues and the passenger facility charge. A rate study is currently being conducted to determine how these rates will be set. The PFC is currently set at \$3.00 per ticket -- it cannot be set higher than \$4.50. Federal funding will provide approximately \$70 million for the project. The majority of the costs are going to be in the airline base.

Ms. Hunt said that she was unclear on why an LGC was needed rather than the City overseeing the project. Mr. Miguez stated that the LGC would allow the project to be completed more quickly and put the entity in charge of the project that is best able to manage any impact on its customers. Ms. Hunt asked who would be on the LGC Board. Mr. Miguez said that the City Council would determine who was on the Board.

Ms. Hunt also asked how the different terminal configuration options would affect current runway usage. Mr. Miguez stated that runway use would not be affected.

Councilmember Davis asked how the recommendation for the Option C terminal configuration was determined. Mr. Weber explained that that it was a concept used at other airports that minimized the distance between the main terminal and the gates. Ms. Davis asked for clarification on centralized concession concept. Mr. Weber described the location of the new concession area. Ms. Davis asked if meetings had been held with the concessionaires to get their input. Mr. Weber stated that formal meetings have not been held, but informal discussions had occurred and that concessionaires had given the City proposals which were being considered. Ms. Davis asked when the meeting with the concessionaires would be scheduled. Mr. Weber stated that a date had not yet been established. Ms. Davis asked what the concessionaires were requesting. Mr. Weber said that they were requesting an extension of the term of their contract so that they can invest more into facilities. Mr. Weber said he believed that their premise is valid and that we need to improve the concession at the terminal. Ms. Davis stated that she was concerned that the concessionaires be able to recoup the dollars that they had lost because September 11, 2001. Mr. Miguez stated that he could not answer her question definitively yet because that point in the decision making process has not yet been reached. However, they would consider those requests and bring that to Council for consideration. Mr. Weber indicated that, at a future date, staff will propose to the Committee that we develop a new concession program for the modernized terminal facility and it would be advertised for proposals. The existing concessionaires would be encouraged to be part of that process. Ms. Davis expressed that she was disappointed that a formal meeting had not yet happened with the concessionaires.

Ms. Davis said that she needed additional information on the LGC proposal, how that would work, and how it has been used by other cities.

Mr. Kadane asked for clarification on the LGC and who determines how the money is spent. Mr. Miguez stated that the project would be defined by the City working with Southwest Airlines. That program would be brought to the Council for concurrence before proceeding with implementation.

Ms. Medrano asked if the meeting with each of the concessionaires had happened yet. Mr. Weber stated that information had been exchanged, but a formal meeting had not been held with the concessionaires. Mr. Miguez stated that part of the issue had been waiting for the results of the terminal area study to define what the concourse area would look like, what the time frame would be, and how the improvements might be developed. All that information is needed before negotiations with concessionaires. Ms. Medrano expressed concern that the City would go out with an RFP instead of considering the existing concessionaires and the value that they have added to the airport. Mr. Miguez stated that it would be a Council policy decision to negotiate with existing concessionaires.

Ms. Hill indicated that she liked Option C with the centralized concession area. She said that she thought it would be fair to give the existing concessionaires first choice regarding participation in the new terminal.

Ms. Hill said that she was not convinced that an LGC would be needed. She asked that additional information be provided to explain how the LGC would help expedite the process.

Mr. Kadane asked if the concessionaire contracts could be extended. Mr. Miguez confirmed that the Council could extend a contract. Mr. Kadane thought that it might be in our best interest to work with the existing concessionaires.

Councilmember Salazar asked about the level of increase in traffic at Love Field. Mr. Weber stated that traffic at the airport had increased between 17% and 20% between March 2007 and March 2008. Mr. Salazar suggested that concessionaires be allowed to invest money now in order to meet the current passenger need. Mr. Salazar asked when staff would be able to meet with concessionaires to discuss the concessionaire's proposals. He requested that staff report to the Committee in two weeks to update on when the meetings with concessionaires had been scheduled and requested that those meetings be held within thirty days.

Ms. Koop summarized that completion of the new terminal by 2014 was important to the City and suggested that we look to Midway Airport in Chicago as a model. She emphasized that we want our customers to have a great experience throughout this process. Ms. Koop reiterated that the Committee needed more definition to the LGC proposal and would like a timeframe defined the concessionaire's contracts and a game plan for that within two weeks. She asked that staff also involve other airlines

in the process besides Southwest. Ms. Koop asked if the airport stakeholder's meetings would continue to be held with citizens. Mr. Weber verified that those meetings are held on a quarterly basis and would continue throughout the process. Ms. Koop asked that Mr. Weber notify the Committee of those scheduled meetings so that Council members can attend.

Mr. Kadane asked if Aviation Services was requesting that the Committee move the LGC forward. Mr. Miguez said that staff was only looking for feedback on the LGC concept, but was requesting conceptual approval of Option C as it relates to the configuration of the concourse area. Mr. Miguez stated that the Terminal Area Redevelopment Program Study would be brought forward for full Council approval.

The Committee took no action on this item.

### **3. Storm Water Ordinance Revisions and Public Outreach Overview**

Mr. Thompson briefed the Committee on the current Storm Water Ordinance, the proposed changes and the public outreach program.

#### **Action Taken/Committee Recommendation:**

Dr. Garcia stressed the need for the Storm Water Program to be effective. She asked who enforces the storm water regulations. Mr. Thompson stated that Public Works and Transportation has thirty inspectors who are dedicated to enforcement. Dr. Garcia indicated that coordination between departments was critical to success and suggested that the media program include primetime elements.

Ms. Davis requested that the Storm Water Exhibit be placed in District 7. Mr. Thompson stated that he would make sure that she was notified when that happens. Ms. Davis also asked that storm water program educational materials be provided for an upcoming meeting in her district.

Ms. Medrano asked about the school programs. Mr. Thompson stated that a large part of the education effort was being directed at school aged children.

Motion was made to move forward with the ordinance changes with the exact wording of the changes to be brought back to the Committee at a later date.

Made by: Kadane

Seconded by: Medrano

Passed unanimously

### **4. City of Dallas Ozone Season Program**

#### **Presenters:**

David Miller, Program Manager, Environmental and Health Services

#### **Action Taken/Committee Recommendation:**

Due to time constraints, this item was not briefed. Ms. Koop indicated that this briefing will be rescheduled for the May 12, 2008 Transportation and Environment Meeting.

The Committee took no action on this item.

**5. TxDOT Freeway Maintenance**

**Presenters:**

Kelly High, Interim Director, Street Services  
John Brunk, Assistant Director, Public Works and Transportation

**Action Taken/Committee Recommendation:**

Due to time constraints, this item was not briefed. Ms. Koop indicated that this briefing will be rescheduled for the May 12, 2008 Transportation and Environment Meeting.

The Committee took no action on this item.

**6. Upcoming Agenda Items**

Council Agenda – May 14, 2008  
Agreement with the NTTA Regarding the Eastern Extension of George Bush Tollway  
(Dallas Water Utilities)

The Committee took no action on this item.

*Linda L. Koop* (RB)

Linda L. Koop, Chair  
Transportation and Environment Committee