

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

DRAFT

Economic Development Committee

Meeting Record

June 16, 2008

The Economic Development and Housing Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Office of Economic Development, Staff Coordinator at 214-670-1686.

Meeting Date: June 16, 2008 Meeting Start time: 9:34 AM

Committee Members Present:

Ron Natinsky
Jerry Allen
Tennell Atkins
Dwayne R. Caraway
Sheffie Kadane
Linda Koop
Mitchell Rasansky
Steve Salazar

Other Councilmembers Present:

David Neumann
Dr. Elba Garcia

Staff Present:

A.C. Gonzalez, Assistant City Manager
Mark Duebner, Executive General Manager,
City Manager's Office
Frank Poe, Director, Convention & Event
Services
Theresa O'Donnell, Director, Development
Services
Karl Zavitkovsky, Director, Office of
Economic Development
Dan Weber, Director, Aviation
Lee McKinney, Assistant Director, Office of
Economic Development
Verna Martin, Assistant Director, Office of
Economic Development

Guest Speakers:

Lee Jackson, Chancellor, University of
North Texas
Bill Corrado, Citigroup

AGENDA:

1. Approval of June 2 and 10, 2008 Minutes of the Economic Development Committee

Note: June 13, 2008 Agenda incorrectly stated approval of May 2 and 10, 2008 minutes. The correct dates were June 2 and 10 minutes.

Presenter(s):

Action Taken/Committee Recommendation(s) Motion made to approve the item.

Motion made by: Mr. Rasansky

Motion seconded by: Mr. Allen

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

2. UNT Law School and Dallas Judicial Center

Presenter(s): Mark Duebner, Executive General Manager, City Manager's Office; Lee Jackson, Chancellor University of North Texas:

Action Taken/Committee Recommendation(s) Motion made to support the item.

Motion made by: Mr. Salazar

Motion seconded by: Mr. Allen

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary): Committee requested a map of the property, as well as the full scope of work that will take place.

**3. Convention Center Hotel Update including-
Developer Selection Status and recommendations
Operator Selection Process (In addition, closed Executive Session, pursuant to
Sections 551.071, 551.072, 551.087, Texas Open Meetings Act)**

Presenter(s): A.C. Gonzalez, Assistant City Manager; Frank Poe Director, Convention & Event Services; Mark Duebner, Executive General Manager, City Manager's Office; Bill Corrado, Citigroup:

Note: Mr Rasansky and Dr. Garcia did not participate in the discussion of this item due to a conflict of interest.

Economic Development Committee went into closed Executive Session, pursuant to Sections 551.071, 551.072, and 551.087 of the Texas Open Meetings Act.

Executive Session Commenced: 10:48AM

Executive Session Ended: 11:45AM

Action Taken/Committee Recommendation(s): Motion made to direct staff to commence negotiation of a memorandum of understanding, for a period of 60 days, with Matthews Southwest to develop a convention center hotel;

If an agreement cannot be reached, to proceed with negotiations with the next ranked developer;

To proceed with the process for selection of an operator for the convention center hotel; and To report back to the Committee with a status update of the project:

Motion made by: Mr. Caraway

Motion seconded by: Mr. Atkins

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

4. City of Dallas Public Improvements Districts PID Policy Amendments

Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development

Action Taken/Committee Recommendation(s) Item was not discussed by the Committee.

Motion made by: _____

Motion seconded by: _____

Item passed unanimously: _____

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

5. Gulfstream Aerospace Corporation Proposed Consolidated Lease at Love Field

Presenter(s): Dan Weber, Director, Aviation

Action Taken/Committee Recommendation(s) Item was not discussed by the Committee.

Motion made by: _____

Motion seconded by: _____

Item passed unanimously: _____

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

6. MD Promenade, Inc. Proposed Lease/Operate Restaurant at Dallas Executive Airport

Presenter(s): Dan Weber, Director, Aviation

Action Taken/Committee Recommendation(s) Item was not discussed by the Committee.

Motion made by: _____

Motion seconded by: _____

Item passed unanimously: _____

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

7. Jet Center of Dallas, LLC Proposed Lease/Operate Restaurant at Dallas Executive Airport

Presenter(s): Dan Weber, Director, Aviation

Action Taken/Committee Recommendation(s) Item was not discussed by the Committee.

Motion made by: _____

Motion seconded by: _____

Item passed unanimously: _____

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

8. Southern Sector Task Force

Presenter(s): Lee McKinney, Assistant Director, Office of Economic Development

Action Taken/Committee Recommendation(s) Item was not discussed by the Committee.

Motion made by: _____

Motion seconded by: _____

Item passed unanimously: _____

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

9. CBD Vacant Buildings Pilot and Registration

Presenter(s): Vernae Martin, Assistant Office of Economic Development

Action Taken/Committee Recommendation(s) Item was not discussed by the Committee.

Motion made by: _____

Motion seconded by: _____

Item passed unanimously: _____

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

10. Abandonment Procedures and Fees

Presenter(s): Theresa O'Donnell, Director, Development Services

Action Taken/Committee Recommendation(s) Item was not discussed by the Committee.

Motion made by: _____

Motion seconded by: _____

Item passed unanimously: _____

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

11. Upcoming City Council Agenda Items for June 25, 2008

- **By-Laws for the Fort Worth Avenue TIF District**
- **Authorize a Development Agreement with Bishop Colorado Retail Plaza, LP for the Development of a Retail Center at 1222 N. Bishop Avenue in the Oak Cliff Gateway TIF District**
- **Amendments to Resolution No. 07-2360, Dallas Independent School District (DISD) Cityplace Area TIF District**
- **Amend Southwestern Medical TIF District Project Plan and Reinvestment Zone Financing Plan to Clarify Affordable Housing Provision and Authorize a Development Agreement with Motor Street Apartments Limited Partnership-Southwestern Medical TIF District**
- **NCE Lake June & Masters, LP/Economic Development Grant**
- **Reimbursement resolution regarding convention center hotel expenses**

- **A Public Hearing to Receive Citizens' Comments Regarding the Renewal of the Vickery Meadow Public Improvement District and Consideration of Resolution Renewal of the Vickery Meadow PID**
- **A Public Hearing to Receive Citizens' Comments Regarding the Creation of the Lake Highlands Public Improvement District and Consideration of Resolution Creating the Lake Highlands PID**

Note: Item number 6, reimbursement resolution regarding convention center hotel expenses, of the upcoming City Council Agenda items was only one to be discussed by the Committee. Mr. Rasansky was not present for the discussion of this item due to a potential conflict of interest.

Action Taken/Committee Recommendation(s) Motion made to approve item number 6 of the upcoming City Council Agenda Items for June 25, 2008.

Motion made by: Mr. Atkins

Motion seconded by: Mr. Caraway

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned: 11:50 AM.

Approved By: _____
Ron Natinsky, Chair

DRAFT

Economic Development **Committee**

Meeting Record
August 4, 2008

The Economic Development and Housing Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Office of Economic Development, Staff Coordinator at 214-670-1686.

Meeting Date: August 4, 2008 **Meeting Start time:** 9:39 AM

Committee Members Present:

Ron Natinsky
Jerry Allen
Tennell Atkins
Dwayne R. Caraway
Sheffie Kadane
Linda Koop
Mitchell Rasansky
Steve Salazar

Other Councilmembers Present:

David Neumann
Dr. Elba Garcia

Staff Present:

A.C. Gonzalez, Assistant City Manager
Theresa O'Donnell, Director, Development Services
David Cossum, Assistant Director, Development Services
Karl Zavitkovsky, Director, Office of Economic Development
Hammond Perot, Assistant Director, Office of Economic Development
Dan Weber, Director, Aviation
Thomas Poole, Real Estate Manager, Aviation

Guest Speakers:

Darrell Grooms, Mayor of Forney
Brian Brooks, Forney City Manager

AGENDA:

1. Approval of June 16 and 19, 2008 Minutes of the Economic Development Committee

Information Only: _____

Action Taken/Committee Recommendation(s): Motion made to approve the June 16 and 19, 2008 Economic Development Committee meeting records.

Motion made by: **Mr. Rasansky**

Item passed unanimously: **X**

Item failed unanimously: _____

Motion seconded by: **Mr. Kadane**

Item passed on a divided vote: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

2. AT& T Relocation

Presenter(s): Hammond Perot, Assistant Director, Office of Economic Development:

Note: Mr. Rasansky left room during this item due to a conflict of interest.

Action Taken/Committee Recommendation(s) Motion made to approve the item.

Motion made by: Ms. Koop

Motion seconded by: Mr. Salazar

Item passed unanimously:

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

3. Art District Parking Garage

Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development:

Economic Development Committee went into closed Executive Session, pursuant to Section 551.071 of the Texas Open Meetings Act.

Executive Session Commenced: 9:46AM

Executive Session Ended: 10:59AM

Action Taken/Committee Recommendation(s) Motion was made to direct staff to continue settlement negotiations and incorporate a resolution of past due rent prior to future Council action.

Motion made by: Mr. Allen

Motion seconded by: Mr. Atkins

Item passed unanimously: _____

Item passed on a divided vote:

Item failed unanimously: _____

Item failed on a divided vote: _____

Voting Yes: Mr. Allen, Mr. Salazar, Mr. Atkins, Mr. Caraway, Mr. Kadane and Mr. Natinsky

Voting No: Mr. Rasansky, Ms. Koop

Follow-up (if necessary):

7. Forney ETJ Issues

Presenter(s): Theresa O'Donnell, Director, Development Services and David Cossum, Assistant Director, Development Services

Guest speakers: Darrell Grooms, Mayor of Forney, and Brian Brooks, Forney City Manager:

Action Taken/Committee Recommendation(s): Motion made to support the item.

Motion made by: Ms. Koop

Motion seconded by: Mr. Kadane

Item passed unanimously: _____

Item passed on a divided vote:

Item failed unanimously: _____

Item failed on a divided vote: _____

Voting Yes: Ms. Koop, Mr. Allen, Mr. Salazar, Mr. Atkins, Mr. Kadane and Mr. Natinsky

Voting No: Mr. Rasansky

Follow-up (if necessary): Mr. Rasansky requested a meeting with Mr. Cossum.

4. Airport Rate and Charges Study Recommendations

Presenter(s): Dan Weber, Director, Aviation:

Action Taken/Committee Recommendation(s): This item was not presented to the Committee.

Motion made by: _____
Item passed unanimously: _____
Item failed unanimously: _____

Motion seconded by: _____
Item passed on a divided vote: _____
Item failed on a divided vote: _____

Follow-up (if necessary): Mr. Rasansky asked that the complete study be provided to him. This item should be rescheduled for August 15, 2008

5. Recycling Bins Screening

Presenter(s): Theresa O'Donnell, Director, Development Services and David Cossum, Assistant Director, Development Services

Action Taken/Committee Recommendation(s): Motion made to add screening requirements.

Motion made by: Mr. Rasansky
Item passed unanimously: _____
Item failed unanimously: _____

Motion seconded by: No second
Item passed on a divided vote: _____
Item failed on a divided vote: _____

Note: Vote was not taken on motion, no second.

Follow-up (if necessary): Staff directed to compose appropriate wording to require screening and return to the Committee for consideration on August 15, 2008

6. Supergraphics Extension

Presenter(s): Theresa O'Donnell, Director, Development Services and David Cossum, Assistant Director, Development Services

Action Taken/Committee Recommendation(s): No vote was taken on this item.

Motion made by: _____
Item passed unanimously: _____
Item failed unanimously: _____

Motion seconded by: _____
Item passed on a divided vote: _____
Item failed on a divided vote: _____

Follow-up (if necessary): Item should be rescheduled for August 15, 2008

8. Surplus Property Sales

Presenter(s): Theresa O'Donnell, Director, Development Services

Action Taken/Committee Recommendation(s): This item was not presented to the Committee.

**Economic Development Committee
August 4, 2008
Meeting Record – Page 4 of 4**

Motion made by: _____
Item passed unanimously: _____
Item failed unanimously: _____

Motion seconded by: _____
Item passed on a divided vote: _____
Item failed on a divided vote: _____

Follow-up (if necessary): Item should be rescheduled for August 15, 2008

9. Upcoming City Council Agenda Items for August 2008

- **Blackburn median Improvements**
- **Bishop Colorado Retail Plaza**
- **Texas Theatre**

Action Taken/Committee Recommendation(s): These items were not presented to the Committee.

Motion made by: _____
Item passed unanimously: _____
Item failed unanimously: _____

Motion seconded by: _____
Item passed on a divided vote: _____
Item failed on a divided vote: _____

Follow-up (if necessary): items should be rescheduled for August 15, 2008

Meeting Adjourned: 12:00 Noon.

**Approved By: _____
Ron Natinsky, Chair**

TRANSPORTATION AND ENVIRONMENT
COMMITTEE MEETING RECORD

RECEIVED

2008 OCT -9 PM 1:31

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.

Meeting Date: September 22, 2008 **Start Time:** 2:03 p.m. **Adjournment:** 4:08 p.m.

Committee Members Present:

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

Committee Members Absent:

None

Other Council Members Present:

None

City Executive Staff Present:

Ramon Miguez, Assistant City Manager

TRANSPORTATION AND ENVIRONMENT COMMITTEE AGENDA

1. Approval of Minutes for September 8, 2008

Action Taken/Committee Recommendation:

Motion was made to approve the minutes for the September 8, 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. LBJ Freeway/Managed Lane Status Report

Presenter: Robert Brown, Deputy District Engineer, TxDOT

Mr. Brown briefed the Committee on the development of the LBJ Freeway project and described the benefits of the current improvement plan. LBJ will be fully reconstructed between US75 and I35E including the addition of six managed lanes, and express lanes will be added on I35E down to Loop 12. The project will be implemented through a development agreement with a private sector consortium and will be paid for through a commitment of \$700 million in public funds and tolls collected on the managed lanes. It is anticipated that the contract will be approved in January 2009 with the five-year construction period starting about six months later.

Action Taken/Committee Recommendation:

Ms. Koop stated that the below grade managed lanes were a good design that was responsive to the community's desire that the project be "no higher" and "no wider" than the current facility. She asked for some further explanation of congestion pricing on the managed lanes. Mr. Brown explained that the tolls would be increased during high demand hours, and reduced during non-peak hours. The tolls would be adjusted to maintain a minimum speed of 50 mph. Tolls would be discounted for high occupancy vehicles to encourage carpooling and mass transit.

Ms. Koop asked if any of the revenue comes back to the region. Mr. Brown said that once the project's toll revenue goal is met, revenues above that level would be shared between the region and the private developer. The region could receive up to 75 percent of the excess revenues. Ms. Koop asked that TxDOT provide the revenue sharing schedule.

Ms. Hill asked for further explanation on the entrances and exits to the managed lanes. Mr. Brown used slide 12 to show the access points to the managed lanes. Ms. Hill asked if the new facility would have more or less entrances/exits to the free lanes. Mr. Brown stated that there would be two less entrances, but the same number of exits.

Ms. Hunt asked if there was a cap on the toll charges for using the managed lanes. Mr. Brown stated that there was a \$0.75 per mile cap, but that it could be increased depending on traffic speeds in the managed lanes. Ms. Hunt asked how long the contract runs. Mr. Brown stated that it was a 52 year contract from the date of execution. Ms. Hunt was also interested in the revenue sharing aspects of the project and indicated that she felt the excess revenues that come back to the region should be used to promote public transportation.

Mr. Kandane asked if the current number of free lanes would be maintained. Mr. Brown stated that there would still be eight free general purpose lanes. Mr. Brown also stated that sound walls to protect neighborhoods would be constructed first on the project. Mr. Kadane asked if surveys or studies had been done to see if this would actually relieve traffic congestion. TxDOT indicated that the capacity increases are needed because the facility currently carries about 250,000 vehicles per day and is forecast to carry 400,000 vehicles per day.

Mr. Allen asked why this phase of the LBJ project doesn't extend all the way to Skillman where DART has a station. Mr. Brown stated that the funding was unavailable to extend this project that far east of US75. However, he indicated that TxDOT is interested in working with the City and County on an early implementation project in the Skillman/Audelia area.

Ms. Davis asked if the tolls would change for different types of cars. Mr. Brown stated that trucks with more axles would be assessed a higher toll and HOV would be given a discount, but all other passenger cars would be assessed the same toll. Ms. Davis recommended a public information campaign to make sure that everyone was notified about the toll costs. Mr. Brown stated that an educational campaign would be done as a part of the project and that there would be signage so that drivers did not inadvertently get on the managed lanes when they were anticipating being on free lanes.

Mr. Natinsky expressed support for the project, but was concerned TxDOT may not have structured the financial penalties to discourage the private operator from charging unnecessarily high tolls to collect more revenue and assuming that a fine is just part of the cost of doing business. Mr. Brown indicated that they would provide an answer to this question.

No action was taken on this item.

3. People Mover Feasibility Study Recommendations at Love Field

Presenters: Dan Weber, Director, Aviation Services

Mr. Weber briefed the Committee on the results of the People Mover Feasibility Study that identified a transit connection between the Love Field terminal and the DART's Love Field LRT Station at Burbank and Denton. He indicated that a second briefing would be scheduled for the October 13, 2008 meeting to report on the financial analysis of the proposal. The study recommended an automated people mover that would have an elevated station connection with the DART LRT line and an underground station entering the terminal lobby area. The estimated capital cost of the system in 2010 dollars would be \$330 million and would serve about 2,175 daily riders.

Action Taken/Committee Recommendation:

Ms. Hunt stated that she was surprised by the high cost of the project. She asked about the ridership demand stated in the presentation. Mr. Weber stated that the number of riders listed in the presentation was the total of those anticipated to use the system in the future. He indicated that the ridership numbers were developed before the increase in fuel costs and would be considered conservative. Ms. Hunt believes that the proposed cost is enormous and that we should look at alternatives to the People Mover solution.

Mr. Natinsky asked about the timeframe to implement a People Mover. Mr. Weber stated that the project could be designed and constructed in six years. Mr. Natinsky asked if the station area at Denton Drive could house retail vendors. Mr. Weber said this was being explored. Mr. Miguez suggested that there could be other benefits

that could be obtained from a People Mover solution. For example, a consolidated car rental facility could be developed at the DART station reducing congestion in the terminal area, opening up airport property for development, and providing an additional revenue stream to pay for the People Mover.

Mr. Allen stated that he was concerned about the return on investment from this project. He asked if the Five Party Agreement requires the People Mover be built. Mr. Bob Simms from the City Attorney's Office stated that the agreement allowed for the People Mover to be built, but does not require it.

Ms. Koop and Mr. Natinsky expressed their support for moving forward on the People Mover project. Ms. Koop noted that this is an investment that will serve the airport for 50 to 100 years.

No action was taken on this item.

4. Air Quality 101

Presenter: Eric Griffin, Interim Director, Office of Environmental Quality

Mr. Griffin gave the Committee a high level overview on air quality issues. He discussed air quality standards, ground-level ozone, DFW non-attainment areas, state implementation plans, and City of Dallas initiatives.

Action Taken/Committee Recommendation:

Ms. Hill asked if educational programs were put in place to help builders become green contractors. Mr. Griffin indicated that such a program was currently being developed.

Ms. Koop gave a further explanation of carbon credits.

No action was taken on this item.

5. Sidewalk Improvement Program Briefing

Presenter: Alan Hendrix, Interim AD, Public Works and Transportation

Due to time constraints, this item was not briefed.

Action Taken/Committee Recommendation:

No action was taken on this item.

Linda L. Koop

Linda L. Koop, Chair
Transportation and Environment Committee

AB

DRAFT

**TRANSPORTATION AND ENVIRONMENT
COMMITTEE MEETING RECORD**

RECEIVED

2008 OCT 24 AM 11:16

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.

Meeting Date: October 13, 2008 **Start Time:** 2:07 p.m. **Adjournment:** 4:03 p.m.

Committee Members Present:

Linda L. Koop (Chair), Sheffie Kadane (Vice Chair), Jerry R. Allen, Ron Natinsky, Pauline Medrano, Carolyn R. Davis

Committee Members Absent:

Vonciel Jones Hill, Absent on City Business
Angela Hunt

Other Council Members Present:

Dr. Elba Garcia, Mayor Pro Tem

City Executive Staff Present:

Frank Poe for Ramon Miguez, Assistant City Manager
Jill Jordan, Assistant City Manager

TRANSPORTATION AND ENVIRONMENT COMMITTEE AGENDA

1. Approval of Minutes for September 22, 2008

Action Taken/Committee Recommendation:

Motion was made to approve the minutes for the September 22, 2008 meeting subject to corrections. No corrections were suggested and the minutes were approved as submitted.

Made by: Natinsky

Seconded by: Allen

Passed unanimously

2. Sidewalk Briefing

Presenter: Rick Galceran, Director, Public Works and Transportation

Mr. Galceran provided a summary of Council comments about sidewalks from their September 24, 2008 meeting and briefed the Committee on the history, funding and challenges associated with sidewalk construction and maintenance. He reviewed the City's current sidewalk programs and presented the new "Fast Fix" sidewalk replacement program.

Action Taken/Committee Recommendation:

Dr. Garcia stated her approval for the new program and indicated that she would like to see more money put into a no-cost program, possibly using CDBG funds, for citizens to replace sidewalks.

Ms. Davis asked if there were programs available specifically for senior citizens to cover the cost of sidewalk replacement. Mr. Galceran stated that the current programs do not differentiate senior citizens from other citizens. Ms. Davis asked who decides what amount a property owner will pay in the 50/50 sidewalk replacement program. Mr. Galceran explained that the City determines the amount assessed to the citizen. Ms. Davis asked for clarification on how to start a petition for sidewalk replacement. Mr. Galceran gave a brief overview on the steps to get a petition started. Ms. Davis said that she would like to get a head start on a list of those sidewalks that need to be replaced in her district to be ready for the next bond program. Ms. Koop said this was a good idea and encouraged other Council members to identify sidewalk projects early in anticipation of the next bond program.

Mr. Kadane asked for clarification on the Code requirements for sidewalks and sidewalk repairs. In particular, he asked if a citizen could choose the type of material used for the sidewalk. Mr. Galceran stated that he would provide that specific information for Mr. Kadane. Mr. Kadane also asked if new developments were required to install sidewalks. Mr. Galceran confirmed that they were required to provide sidewalks.

Ms. Medrano requested an update on the status of sidewalk projects included in the 2006 Bond Program and on the Safe Routes to School program. Mr. Galceran stated that he would provide an update.

Mr. Natinsky noted that in the past the City had often waived the requirement for developers to provide sidewalks and left sidewalks out of thoroughfare projects. He felt that it was critical that the City continue its more recent practice of not approving sidewalk waivers. He asked how many requests had been received for the new Fast Fix Program. Mr. Galceran said that 107 requests had been received to date and that construction was scheduled to begin on 24 of those requests this month.

No action was taken on this item.

3. Love Field People Mover Connector Financial Analysis and Recommendations

Presenter: Dan Weber, Director, Department of Aviation

Mr. Weber began by summarizing the September 22, 2008 Committee briefing that reported on the findings of the people mover feasibility study. This briefing covered the financial implications of building the people mover within the context of the

airport's financial resources and other capital improvement programs. Implementation of the Modernization Program and People Mover would consume nearly all PFC revenue for the life of the bonds and limit future capital improvement. It was recommended that staff evaluate alternative transit connections between Love Field and the DART LRT system and report back to the Committee in January 2009.

Action Taken/Committee Recommendation:

Ms. Koop said that a decision on a Love Field transit connection needs to be made quickly. She suggested that staff look at two alternatives that have been addressed in the past: (1) a partial grade separated transit connection from the Inwood LRT station, and (2) an at-grade connection that would be on airport property parallel to Denton Drive, around the south end of the runway at Mockingbird and then back to the terminal. She felt that a bus connection on local streets would not provide quick enough connection and that signal preemption along Denton and Mockingbird would not be feasible. Ms. Koop asked Aviation to bring alternatives back to the Committee as quickly as possible. She emphasized that the chosen option should be environmentally sensitive and provide a very high level of service that would be attractive to airport passengers.

Mr. Kadane agreed that an underground option appeared to be too costly. He suggested that staff examine the at-grade option that goes around the southern end of the runway near Mockingbird.

Ms. Davis asked how much revenue would be generated by the People Mover. Mr. Weber stated that it would not generate significant revenue. Ms. Davis asked how much airport passengers would be charged. Mr. Weber stated that the passenger facility charge is currently set at \$3.00 per passenger and would be capped at \$4.50 per passenger.

Mr. Allen also felt that the People Mover was too expensive. He suggested that staff examine the cost of a rubber tire alternative when this item is brought back to the Committee.

Mr. Natinsky was disappointed that the current People Mover option was too expensive and that it took this long to come to that conclusion. He asked Mr. Weber to check with the FAA to see if they would allow a trench under the runway rather than a tunnel. Mr. Weber said that he would add this option to the list of alternatives.

Mr. Natinsky asked that this be brought back to Committee before January and that he preferred that it come back within thirty days. Ms. Koop asked that this be put on the Committee's November agenda.

Ms. Medrano asked that a security component be included in any future plans for the People Mover.

Motion was made for the Department of Aviation to bring this item back to the Committee on November 24, 2008 with an evaluation of alternative solutions and a recommendation.

Made by: Natinsky

Seconded by: Medrano

Passed unanimously

4. Transit Signal Priority at Traffic Signals in the Downtown Transitway Mall

Presenters: Beth Ramirez, Assistant Director, Public Works and Transportation

Ms. Ramirez briefed the Committee on the Transit Signal Priority (TSP) system that will be implemented when DART's Green Line opens for revenue service in September 2009. The system is intended to keep the trains on schedule going through the CBD transit mall while minimizing their impact on cross street traffic. The City and DART are working jointly on the project and all costs are being paid by DART. Council action will be requested on October 22, 2008 to approve the acceptance of funds from DART, and on December 10, 2008 to approve an engineering services contract for design and testing.

Action Taken/Committee Recommendation:

Ms. Davis asked if the new Transit Signal Priority system would be in place for DART's grand opening at Fair Park. Ms. Ramirez indicated that testing would begin in March 2009 and that the system would be operational when DART begins service to Fair Park next fall. Ms. Davis asked what would be done to keep people from moving across the tracks when the lights are flashing. Ms. Ramirez stated that in areas where this is known to be an issue, arms are installed to prevent crossing, as well as signs warning drivers not to cross the tracks when the lights are flashing.

Mr. Natinsky talked about the importance of unloading and loading the trains efficiently and stated that DART needed to have the policies and training in place to make this work.

Mr. Kadane asked for clarification on the timers. Ms. Ramirez explained that the timers would be placed so that they could be seen by train operators, but not by others so as not to cause confusion.

Motion was made to move this item forward to full Council on October 22, 2008.

Made by: Medrano

Seconded by: Davis

Passed unanimously

5. Traffic Barricades

Presenter: Beth Ramirez, Assistant Director, Public Works and Transportation

Action Taken/Committee Recommendation:

Due to time constraints, this item was not briefed.

6. Plastic Bag Policy

Presenter: Eric Griffin, Interim Director, Office of Environmental Quality

Mr. Griffin briefed the Committee on the environmental impact of single use plastic shopping bags and outlined several options to reduce their use and/or impact on the environment. The staff recommendation included a three phase program: (1) a recycling/reduction program for the short term, (2) a surcharge program as a medium term step, and (3) a complete ban as a long term plan.

Action Taken/Committee Recommendation:

Ms. Koop stated that she does not favor a tax for plastic bags. She feels that it is better to educate the community on why recycling is important to the environment. Ms. Koop suggested that we entice recycling vendors to take these plastic bags and recycle them for reuse.

Mr. Natinsky also said that he does not favor taxing plastic bags. Mr. Natinsky is concerned about the costs of city cleanup required by these bags but is in favor of an education plan. Ms. Medrano agreed that an education plan would be best and possibly partnering with volunteer organizations such as the Boy Scouts in this effort.

Ms. Davis stated that she supports looking at an alternative to plastic bags. Ms. Davis asked if the City would try to ban the plastic bags. Mr. Griffin stated that they were not recommending a ban at this time.

Mr. Kadane suggested that we have discussions with manufacturers about looking for alternatives to the plastic bags. Ms. Jordan stated that she had spoken with a group in Washington that has been working with groups across the country on an education program.

No action was taken on this item.

Linda L. Koop (LB)

Linda L. Koop, Chair
Transportation and Environment Committee

RECEIVED

TRANSPORTATION AND ENVIRONMENT
COMMITTEE MEETING RECORD

2008 DEC -5 PM 2: 24

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: October 27, 2008 **Start Time:** 2:12 p.m. **Adjournment:** 4:04 p.m.

Committee Members Present:

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

Committee Members Absent:

Ron Natinsky, Absent on city business
Jerry R. Allen, Absent on city business
Angela Hunt, Absent on city business

Other Council Members Present:

Dwaine R. Caraway, Deputy Mayor Pro Tem

City Executive Staff Present:

Ramon Miguez, Assistant City Manager
Jill Jordan, Assistant City Manager

TRANSPORTATION AND ENVIRONMENT COMMITTEE AGENDA

1. **Approval of Minutes for October 13, 2008**

Action Taken/Committee Recommendation:

Motion was made to approve the minutes for the October 13, 2008 meeting subject to corrections. No corrections were suggested and the minutes were approved as submitted.

Made by: Kadane

Seconded by: Medrano

Passed unanimously

2. **Love Field Modernization Program Development Agreement**

Presenters: Dan Weber, Director, Department of Aviation Services

Mr. Weber briefed the Committee on the recommended Program Development Agreement (PDA) between the City of Dallas, Southwest Airlines and the Love Field Airport Modernization Corporation (LFAMC) that was negotiated pursuant to the Term Sheet approved by the City Council June 25, 2008. The PDA establishes the

scope, budget, funding, management organization, program control, design and construction processes, and finance plan for the Love Field Modernization Program.

The Committee is being asked to support the Program Development Agreement which is scheduled for City Council consideration on November 10, 2008.

Action Taken/Committee Recommendation:

Ms. Koop asked who would be the Program Manager. Mr. Weber said that the Program Manager is an employee of Southwest Airlines, Mr. Enrique Mendez. She also asked for clarification on the funding sources. Mr. Weber explained that \$325 million would be financed, \$23 million from Southwest Airlines, \$93 million from the FAA Airport Improvement Program, \$20 million from TSA Grants, \$32 million from passenger facility charges (PFC), and \$28 million from the Aviation Capital Fund.

Ms. Davis asked if the TSA funding was already secured. Mr. Weber stated that this funding has not been secured but is estimated at a typical level for this type of project. Ms. Davis asked what would be the alternative if we don't get the funding. Mr. Weber said that any funding deficit would either have to come from another source or be bond financed.

Ms. Davis also asked about the MWBE process and how that will be done to ensure good faith. Mr. Weber said that this would be done in accordance with the City's processes.

Mr. Kadane asked who paid the bills and signs the checks. Mr. Weber explained that the LFAMC will issue bonds with Council approval and the proceeds will be held by a trustee. Any request for payment to a contractor or consultant will be made through that trustee and he will issue checks on behalf of the corporation.

Motion was made to move this item forward to full Council on November 10, 2008.

Made by: Kadane Seconded by: Hill Passed unanimously

3. Amended and Restated Lease of Terminal Building Premises

Presenters: Dan Weber, Director, Department of Aviation

Mr. Weber briefed the Committee on the staff recommendations to approve a new Airport Use and Lease Agreement with airlines operating at Love Field. The lease agreement would implement the business framework to achieve the commitments of the 5-party agreement, support financing for the Love Field Modernization Program at airline cost, ensures the airport operates with net revenues, and provides substantial contributions annually to the Aviation Capital Fund.

The Committee is being asked to support the Airport Use and Lease Agreement for all scheduled airlines operating at Love Field and an increase in the landing fee for commercial aircraft found in Section 5-31 of the Dallas City Code which is scheduled for City Council consideration on November 10, 2008.

Action Taken/Committee Recommendation:

Ms. Hill asked for further clarification on rate model. Mr. Weber explained that the rate model is designed to cover operating and maintenance budgets for the particular fiscal year, but also to generate excess revenues that will be applied to the capital fund. The capital fund will be used for capital improvements such as the modernization program, people mover, and improvements to the Cedar Springs/Mockingbird intersection. Ms. Hill asked when airlines would be eligible for reimbursements from the capital fund. Mr. Weber stated that in instances where the capital fund is not spent down sufficiently, those moneys over that cap would be reimbursed back to the airlines. Mr. Miguez stated that rather than reimbursing airlines, rates would be adjusted to correct the balance the next year.

Ms. Medrano asked if capital funds could be used for another project should the people mover not be pursued. Mr. Weber stated that the Capital Fund could be used for any capital improvement at the airport.

Ms. Davis asked how the new lease rates would affect those with a current lease. Mr. Weber stated that the new lease agreement would affect the three airlines currently operating at the airport and those that may come in the future. Interim rates would apply until operations transition into the new space. Mr. Miguez confirmed that the airlines had been notified of the rate increases. Ms. Davis asked if concessionaires would be affected. Mr. Miguez stated that the increases in this presentation affect only airlines and not concessionaires. Mr. Miguez also stated that there are on-going conversations with concessionaires about amending their leases.

Mr. Kadane asked if these were 20-year leases. Mr. Weber stated that this is a lease extension to 2028 which is effectively 20 more years.

Motion was made to move this item forward to full Council on November 10, 2008.

Made by: Medrano

Seconded by: Kadane

Passed unanimously

4. Traffic Barricades

Presenters: Beth Ramirez, Assistant Director, Public Works and Transportation

Ms. Ramirez provided an overview of traffic barricade and lane closure practices and procedures, and presented recommended actions to improve the visibility and safety

of lane closures. She indicated that a new City Traffic Barricade Manual would be approved in January 2009, and that staff would be working to increase the percentage of work zones in compliance with standards. All City traffic barricade equipment will be updated by August 2011.

No Committee action was requested.

Action Taken/Committee Recommendation:

Ms. Davis asked when the upgraded City barricades would be available. Ms. Ramirez stated that that all equipment would be refurbished or replaced in the next two years. Ms. Davis asked about enforcement, who would be getting the \$500 fine that is listed in the presentation. Ms. Ramirez stated that the fine would go to the construction company. City crews would get a notice of violation that would go to Department Directors and be used on performance evaluations.

Ms. Hill asked if the work site was shut down and upon further inspection, the issue was not corrected, would the work site be shut down again. Ms. Ramirez said that the first priority is to make the area safe; therefore, each day that a work site is found to be out of compliance, it would be shut down and a citation issued.

Ms. Medrano asked how inspection sites can be inspected in a methodical way. Ms. Ramirez stated that because Public Works and Transportation has only two employees for these inspections, help is being requested from Code and Building Inspections. Mr. Miguez explained that every project that involves work in the street has to have a traffic control plan and project manager/inspector assigned to it. Part of the responsibility of the project manager and inspectors is to ensure that the traffic control plan is being followed. Ms. Ramirez added that staff will begin pulling a list of permits issued and randomly inspecting the sites for compliance. Ms. Medrano asked what a citizen could do if they saw areas that were unsafe. Mr. Miguez said that if it is an emergency, citizens should call 911. If it is not an emergency, citizens should call 311.

Mr. Kadane stated that he was against shutting down job sites and asked if contractors were required to use the same safety barricade equipment that the City uses. Mr. Miguez stated that only in instances where there are unsafe conditions for the motoring public are job sites shut down. Ms. Ramirez confirmed that the barricade requirements were the same.

Ms. Koop asked when flashing lights would be used. Ms. Ramirez indicated that flashers will be used on residential streets, bike trails, or sidewalks where headlights cannot be relied upon. Ms. Koop asked about the placement of barricades on sidewalks. Ms. Ramirez explained that a lateral clear space of 36 inches should be maintained for sidewalk access.

No action was taken on this item.

5. Odor Issue in Southern Dallas

Presenters: David Miller, Program Manager, Environmental and Health Services

Mr. Miller briefed the Committee on an odor nuisance in the industrial area near Pontiac Avenue and Cedar Crest Boulevard. He reported that investigations determined that the odor was originating from the Darling International by-products rendering plant and that Darling was determined to be out of compliance with City ordinances related to odors. The next step would be to issue a notice of violation to Darling requiring the company to conduct an odor study and submit an odor control plan.

Action Taken/Committee Recommendation:

Ms. Koop asked if staff had recently inspected the five sites listed in the briefing. Mr. Miller stated that inspections had not been done at each site; however, odor surveys had been conducted.

Ms. Medrano indicated that part of this area is in her district, but she has not received an odor complaint from a neighborhood association or a business. She asked if staff had checked all the locations listed in the presentation as well as our wastewater treatment plant. Mr. Miller confirmed that all the locations had been checked. Ms. Medrano said that she would contact neighborhood associations in the area and ask if they had any complaints.

Ms. Davis stated that this odor has been present for years and had been thought to be coming from the Trinity River. Ms. Davis asked if the City only investigates odor issues when there is a complaint. Mr. Miller said that is typically the case, but that an investigation can remain open for 30 days and multiple trips may be made to a site for investigation purposes.

Ms. Davis asked if a representative from Darling International was at the meeting. It was noted that no representative was present. Ms. Davis asked what would the next step. Mr. Miller stated that a letter would be sent to Darling International because they are in violation of City Code. When a violation is found, someone goes onsite to discuss the violation with the plant manager. A walk through would then be done to find the source and determine what can be done. The plant manager can take immediate action. A notice of violation is issued and can require confirmation of actions taken and written documentation of the actions taken. Additional enforcement could be provided by the Texas Commission on Environmental Quality.

Mr. Kadane asked if we were sure that Darling International was the offender. Mr. Miller stated that we are sure that the odor is emanating from their property.

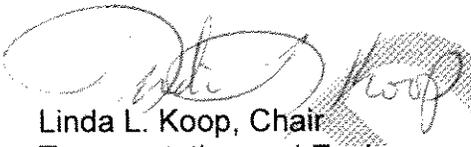
Mr. Caraway asked if the City had already conducted meetings with Darling International about this issue. Mr. Miller stated that there had been several meetings with Darling, but none since it had been determined that Darling was in violation of City Code. Mr. Caraway said that he wanted Darling International closed until they come into compliance. He requested that staff immediately setup a meeting with Darling International.

Ms. Koop said that she had received a note during the meeting stating that Darling International was unaware of the briefing, but would be happy to meet with the City to discuss any issues. Ms. Koop asked staff to setup the meeting with Darling International, Mr. Caraway, Ms. Medrano, and Ms. Davis within a week. Ms. Koop asked Ms. Rayzer to do a site inspection and bring information back to the Committee about what exactly is done at the Darling International plant.

6. Items for Discussion

- **DFW Airport Code Amendment Relating to Pet Hotel**
- **Regional Transportation Council Legislative Program**

There was no discussion and no action was taken on these items.



Linda L. Koop, Chair
Transportation and Environment Committee

DRAFT

RECEIVED

TRANSPORTATION AND ENVIRONMENT
COMMITTEE MEETING RECORD 2009 FEB -5 AM 9: 08

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.

Meeting Date: January 26, 2009 **Start Time:** 11:58 p.m. **Adjournment:** 2:05 p.m.

Committee Members Present:

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

DART Board Members Present:

Randall Chrisman (Chair), Robert Strauss, Scott Carlson, Dr. Claude Williams, Jr., Pamela Dunlop Gates, William Tsao, William Velasco, Faye Wilkins

Committee Members Absent:

None

Other Council Members Present:

Elba Garcia, Mayor Pro Tem
Dwayne R. Caraway, Deputy Mayor Pro Tem

City Executive Staff Present:

Ramon Miguez, Assistant City Manager
Jill Jordan, Assistant City Manager

TRANSPORTATION AND ENVIRONMENT COMMITTEE AGENDA

1. Approval of Minutes for January 12, 2009

Action Taken/Committee Recommendation:

Motion was made to approve the minutes for the January 12, 2009 meeting subject to corrections. No corrections were suggested and the minutes were approved as submitted.

Made by: Davis

Seconded by: Natinsky

Passed unanimously

2. Love Field People Mover

Presenters: Dan Weber, Director, Department of Aviation

Mr. Weber briefed the Committee and DART Board on a review of alternatives for connecting the DART Love Field LRT Station and the Love Field terminal. Staff recommended that the City begin schematic design for the single lane bypassing

shuttle option to keep the project on schedule and to refine cost estimates. A supplemental agreement to develop the schematic design will be developed for Council consideration in April 2009. It is anticipated that staff will report back to the Committee on the project budget, schedule, and financing in November 2009.

Action Taken/Committee Recommendation:

Mr. Kadane wanted to ensure that the people mover option chosen would provide reliable service.

Mr. Natinsky stated that an important part of the decision to move forward with the people mover project is the prospect of relocating the car rental facilities outside the airport, near the DART station on Denton Drive. This would help alleviate terminal-area traffic congestion and opening up a core part of the airport property to other airport-related development.

Ms. Hunt indicated support for the people mover project, but expressed concern with relocating the car rental facilities outside of Love Field. She would like to get a better understanding of what those facilities would look like and what impact they would have on nearby neighborhoods. Ms. Hunt said that she would be very interested to know Ms. Medrano's thoughts on the car rental facility because it would be in her district. She agreed with Mr. Natinsky that this would allow the land at Love Field to be used more productively.

Ms. Davis also expressed some concern about the impact of a car rental facility on adjacent neighborhoods. She asked where the facility would be located, if land would have to be acquired, and its effect on existing businesses. Mr. Miguez indicated that the car rental facility is only conceptual at this point. There are vacant properties and buildings in the area where property would need to be acquired. A footprint for the potential facility would have to be identified and brought back to the Committee for review.

Ms. Medrano stated that there are some opportunities to design access from Harry Hines that would prevent traffic from cutting through the neighborhood. This could decrease some of the concerns of the Love Field West neighborhoods. Mr. Weber stated that part of the planning of a car rental facility would be a very robust signage program that would pick up returning car rentals from the main arterials and directs them to the correct location.

Mr. Allen stated that he is looking forward to seeing the results of the schematic design effort in terms of the project feasibility, overall return on investment and the cost to run it every year.

Ms. Koop stated that the next federal transportation bill is likely to give transit a much higher profile. Ms. Koop suggested that the DART Chair go with her to Washington to encourage that to happen. She also discussed the proposed

economic stimulus package and indicated that there will be opportunities for us to apply that money on the people mover project.

Mr. Tsao encouraged DART and the City to look for funding to apply on this project.

No action was taken on this item.

3. Downtown Dallas Transit Study (D2) Update

Presenter: Gary Thomas, President/Executive Director, DART
Steve Salin, Vice President, Rail Planning, DART

Mr. Salin provided an overview of the alternative light rail transit (LRT) alignments still under consideration in the Downtown Dallas Transit Study (D2). He indicated that the draft environmental impact statement is targeted for completion in the Spring 2009. Revenue service is planned for 2014.

Action Taken/Committee Recommendation:

Ms. Koop asked when DART LRT operations would reach the 2½ minute headway triggering the Interlocal Agreement requirement for a second LRT line in the CBD. Mr. Thomas stated that the Interlocal Agreement between DART and Dallas has two triggers points in it – the first is 2½ minute headways and the second is a ridership threshold. When either of these criteria is met, the planning process for a second downtown LRT line must begin. He indicated that DART is actually ahead of this requirement because the planning process has already begun, but DART won't hit the 2½ minute headway threshold until the Green Line opens in September 2009. Ms. Koop asked when DART believed that ridership would be at maximum for the downtown area. Mr. Thomas said that he believes that would be 2018, when the Southwest Oak Cliff extension comes on line.

Ms. Davis asked what the current transit ridership in downtown is now and what it will be in 2014. Mr. Salin stated that while some preliminary ridership studies have been done, the Regional Transportation Council is currently updating the regional travel forecasting model, so final ridership numbers won't be available until early this spring. Ms. Davis stated that she would like to see those numbers when they are available and asked why DART believes that the ridership will grow. Mr. Thomas stated that two factors go into the ridership projections: (1) what is generated within the downtown area; and (2) and through riders. Ms. Davis asked if the purpose of the second LRT project was to bring more people to shop downtown. Mr. Thomas stated that one of the main reasons for a second alignment in downtown was operational efficiency, but it also allows the system to serve a new market. Ms. Davis asked DART to provide a list of the people that have been attending the public meetings for the project.

Ms. Hunt indicated that she has been an opponent of the Convention Center Hotel, but said that if the City moves forward with the hotel, it would make sense to serve it with a DART station. Ms. Hunt expressed support for the Lamar/Marilla alignment as her first preference and suggested that a station also be located at City Hall. Ms. Hunt asked if signal prioritization for light rail would allow for shorter headways. Mr. Thomas stated that the signalization is needed just to get to the 2½ minute headways.

Mr. Kadane expressed his support for the Convention Center Hotel route. He also suggested using streetcars to move people throughout the city. Mr. Thomas stated that through this study they are looking at all alternatives to determine the best configuration of both the light rail system and streetcars. The projects will be blended to ensure coverage of the downtown area.

Ms. Medrano also expressed her support for the Lamar/Marilla option that would directly serve the Convention Center Hotel.

Mr. Natinsky stressed the need for DART and the Council to effectively address the need for transit access to the Convention Center and Convention Center Hotel.

Ms. Koop emphasized the importance of addressing transit-oriented development with the second LRT line.

No action was taken on this item.

4. Streetcar Update

Presenters: Gary Thomas, President/Executive Director, DART
Jay Kline, Director of Program Planning, DART

An update briefing was given on the Downtown Streetcar Plan. The purpose of the Streetcar planning task was identified. Goals were stated for improving the livability of downtown Dallas, providing predictable circulation, increasing the use of existing transit services, and serving as a base route for future Streetcar expansion.

The purpose of the briefing was to get direction on organization, alignments and funding. Organizational roles were discussed for the City of Dallas, DART, and the private sector. DART and the City will work together to secure funding for the project.

Mr. Kline presented the Streetcar alignment finalists and reviewed the screening criteria such as connectivity, existing venue support, economic development potential and traffic effects. Other considerations were capital and operating costs, ridership, urban design goals, facility location and design issues.

The briefing was concluded by a discussion about potential funding sources/scenarios and the next steps in the project.

Action Taken/Committee Recommendation:

Ms. Koop emphasized that there needed to be a sustainable funding source for operations and maintenance of a streetcar system separate from the capital funding. Ms. Koop also suggested that DART needed to be talking with organizers working on redevelopment of Fort Worth Avenue people because they are in the process of planning for streetcars. Mr. Thomas verified that those discussions were already underway.

Ms. Hunt stated that streetcars could transform downtown and create an exciting urban area for people to live, work and play. She emphasized the need to invest in the biggest system that we can afford to make the streetcar project successful – we need to be ambitious with our first phase. Ms. Hunt indicated that she favors an east/west loop, preferably using Elm and Commerce because it maximizes the land that can be developed. She suggested that the streetcar line connect into a Olive/Harwood/St. Paul/Commerce or Elm loop and suggested that the streetcar route be coordinated with the second LRT alignment. Mr. Thomas stated that this was a good suggestion and that DART would take this route into consideration.

Ms. Koop asked DART to transfer Ms. Hunt's suggested route onto the Convention Center LRT alignment which would help the Committee and DART Board to see what it would look like. She also asked DART to develop a map that would show how Oak Cliff streetcar proposals could be connected to DART LRT lines.

Dr. Garcia stressed the need to extend the proposed streetcar system into the southern sector and serve the some of the Oak Cliff redevelopment that is flourishing.

Mr. Natinsky stated that the Convention Center Hotel would work best if it was served by the streetcar system such that visitors could easily go to the other parts of downtown. He also suggested looking for ways to effectively serve the Farmers Market area. Mr. Natinsky stated that he would like to see some ridership numbers for the streetcar options.

No action was taken on this item.



Linda L. Koop, Chair
Transportation and Environment Committee

TRANSPORTATION AND ENVIRONMENT
COMMITTEE MEETING RECORD

RECEIVED

2009 MAY -7 PM 12:32

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.

SECRETARY
DALLAS, TEXAS

Meeting Date: April 13, 2009 **Start Time:** 2:02 p.m. **Adjournment:** 3:44 p.m.

Committee Members Present:

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

Committee Members Absent:

None

Other Council Members Present:

Dwaine R. Caraway (Deputy Mayor Pro Tem), Steve Salazar

City Executive Staff Present:

Ramon Miguez, Assistant City Manager

TRANSPORTATION AND ENVIRONMENT COMMITTEE AGENDA

1. Approval of Minutes for March 23, 2009

Action Taken/Committee Recommendation:

Motion was made to approve the minutes for the March 23, 2009 meeting subject to corrections. No corrections were suggested and the minutes were approved as submitted.

Made by: Hill

Seconded by: Kadane

Passed unanimously

2. Love Field Concession Plan Briefing

Presenter: Dan Weber, Director, Department of Aviation

Mr. Weber briefed the Committee on the Concession Plan for the Love Field Modernization Program (LFMP) and described the impacts on concessionaires during the construction program. Staff was requesting that the Committee support approval of the LFMP Concession Plan and authorization for the City Manager to negotiate amendments to current concession contracts for food/beverage, retail and parking.

Action Taken/Committee Recommendation:

Ms. Hill asked if there would ultimately be four terminal concessionaires rather than two. Mr. Weber confirmed that the proposal could result in two food/beverage and two retail concessionaires. Ms. Hill asked if we had experienced any difficulties either operationally or financially with the current two vendors. Mr. Miguez stated that we had not had any problems. Ms. Hill asked why we needed to double the number of vendors. Mr. Miguez stated that consultants advising the City on concessions looked at airports throughout the country and recommended having at least two packages of each type to maximize revenues. Ms. Hill asked if the consultants were also concessionaires. Mr. Weber stated that the consultants are not concessionaires; they provide consultant services and management services to many airports around the country.

Ms. Hill stated that she was very concerned in February, when this issue was first briefed to the Committee, that the existing concessionaires be treated fairly because the investment they have made at the airport and the loyalty they have shown through good and bad times. Mr. Miguez addressed Ms. Hill's concern about fairness. He noted that the two current concessionaire's contracts are set to expire in 2011. Since the amount of concession space will essentially double once the modernization project is completed, staff is proposing that the existing concessionaire contracts be extended long term for a commensurate amount of space. The remainder of the space would be the subject of a competitive process in which the two existing concessionaires could participate. Ms. Hill stated that she is not convinced that it is in the City's best interest to double the number of concessionaires despite consultant recommendations.

Ms. Davis asked Helen Giddings, one of the airport concessionaires, to address the Committee. Ms. Davis asked Ms. Giddings if the concessionaires had enough time to read the agreement, if they had met with staff to talk about it, and how she feels about the proposal. Ms. Giddings thanked the Committee for their concern that the existing concessionaires be treated fairly. She also thanked Mr. Weber for being receptive and available for meetings with concessionaires. Although there have been five or six meetings with staff, the concessionaires do not feel that this is the best proposal. It does not give her business the balance that she feels they need; they are looking for the opportunity to maximize their ability to make a profit and to do business. She indicated that they are not comfortable with the locations that were being presented to them.

Ms. Davis asked for the name of the City's consultant. Mr. Weber said that the consultant was Unison Consulting Group. Ms. Davis asked if Unison was a local company and why they were selected. Mr. Weber stated that Unison was not a local firm. They were originally selected to do the airport's "Rates and Charges Study," then their scope was expanded to include, among other things, concessions consulting. Ms. Davis asked why the consultant would not agree to allow current

concessionaires to have the space they are requesting. Mr. Weber explained that that the objective in putting this project together was to maintain a balance between the two packages for retail and for food/beverage while awarding the incumbent concessionaires with space in the new facility that is equivalent to what they have now. The remaining space needed to be marketable so that it will generate quality responses to a request for proposals. Mr. Miguez added that the consultants have advised us that Love Field is large enough, and will have enough enplanements, to encourage competition that will result in highest customer service and revenues. We are trying to treat the incumbent concessionaires fairly, allowing them to participate in the entire package in a fair and equitable manner, but also allowing new vendors to participate in a package that is significant.

Ms. Davis asked Mr. Miguez to point out where the incumbent concessionaires would be placed. Mr. Miguez indicated that the proposal is conceptual at this stage and exact locations had not been determined. Staff is asking for Committee support of the concept, not a specific contract. Ms. Davis asked if the incumbent concessionaires would get right of first refusal of space or if they would be saving the prime spots for potential new vendors. Mr. Miguez stated that the proposal was to provide comparable space for the existing concessionaires and for competitive solicitation. Ms. Davis stated that she would support giving the incumbent vendors right of first refusal for locations.

Ms. Medrano asked what square footage would be available in the new terminal for food/beverage and how much of that would be available to the current vendor. Mr. Weber answered that the total for food/beverage in the new terminal would be approximately 35,000 square feet and that Star Concessions would have about 20,600 square feet in the new facility. Ms. Medrano asked if the airports researched by our consultants were comparable to Love Field. Mr. Weber stated that Love Field was compared to similar airports in terms of type of services, amount of traffic, and age of the concession program. Ms. Medrano asked if the research showed that 21 of 28 medium-sized airports are operated by a single concessionaire. Mr. Weber said that he hadn't brought that information with him, but could provide it after the meeting. Ms. Medrano stated that the current concessionaires are local, minority owned, provide excellent customer service and variety, and would probably be easier to negotiate with rather than multiple concessionaires. Ms. Medrano asked if Southwest Airlines has been consulted about this proposal. Mr. Weber answered that Southwest Airlines supports an expansion of the concession program and having a greater variety of offerings.

Ms. Medrano asked if the current concessionaires offered higher rent than called for in this proposal. Mr. Weber stated that they did. Ms. Medrano asked why we were asking for lower rents. Mr. Weber stated that concept was to use industry standard rents, create a competitive environment that stimulates sales, then share in the higher level of gross revenues.

Ms. Medrano asked what Mr. Weber felt would be the optimal level of square footage for food/beverage vendors by 2015. Mr. Weber stated that based on a

measure of square footage per passenger, which is one of the metrics used to determine spacing needs, the consultants have identified the need for 51,000 square feet initially. This will give room to grow after the new terminal opens, then as that space is saturated, vendor space will be able to expand by adding kiosk space. It is anticipated that beyond 2025, we will have to look at an expansion of the concourse to provide more concession space. Ms. Medrano asked why we would wait to do that then as opposed to doing it now. Mr. Weber indicated that the plan is to build for immediate and near future needs and to avoid overbuilding to meet some need that is at least fifteen years away. Ms. Medrano stated that it makes more sense to have current concessionaires stay until expansion goes beyond the currently planned space, and indicated that she is not convinced that there should be multiple concessionaires.

Mr. Natinsky asked when the current vendors contract extensions would be beginning and ending. Mr. Weber stated that the proposal is to extend the existing contracts so that the expiration date coincides with the availability of new space in 2011. New contracts would be developed to coincide with the request for proposals that will occur at the end of this year, as the design-development phase is completed and it is known where the new spaces are located. The new contracts would include a ten year term; however, the ten year term would not begin until the LFMP is completed in 2014.

Mr. Natinsky asked how customer service would be improved by bringing in additional vendors. Mr. Weber stated that the packages would provide for complimentary offerings giving customers a greater variety of choices. Mr. Natinsky indicated that he did not agree and asked why it could not just be part of the RFP that a certain variety of establishments be required. Mr. Miguez suggested that having competitive interests at the airport would result in vendors forcing each other to provide better service. Mr. Natinsky asked if the goal from the consultant's recommendation was to have a greater variety of offerings or to have more entities operating at the airport. Mr. Weber stated that it was a combination of both.

Mr. Natinsky asked for some additional explanation about the proposed five-year extension of the parking contract to August 2014. Mr. Weber stated that the garage is not part of the LFMP, but is impacted by it. Staff is recommending that it would be in the City's best interest to keep a competent, knowledgeable concessionaire in place to manage those impacts through the construction program. Mr. Natinsky asked if Parking Corporation of America was in agreement with the contract extension. Mr. Weber confirmed that they were in agreement.

Ms. Hunt stated that she would support more competition if it would generate a more profitable environment and more revenue from Love Field. However, she did not feel that she had the proof that she needed from this presentation to draw that conclusion. Ms. Hunt asked if a customer service study had been done at Love Field. Mr. Miguez indicated that there is not currently a customer service problem at the airport, but a competitive environment might help to keep a service problem from developing.

Ms. Hunt stated that she wanted information on which airports the consultants are using for comparisons. She expressed concern that rental rates would be set at industry standards rather than premium rates. Mr. Weber explained that the philosophy behind using industry standard rental rates for the RFP process was to provide a business environment that concessionaires are accustomed to seeing so that they will propose in confidence knowing that they will have a viable operation if successful. Ms. Hunt stated that she doesn't oppose having more concessionaire contracts, but is not comfortable with the lower rental rates. She asked that additional information be provided in a follow-up briefing before the Committee takes action.

Mr. Kadane indicated that he also supports the use of premium rental rates.

Mr. Caraway indicated that he had concerns about the proposed plan. He asked how the current concessionaires rate on a scale of 1 to 10 for customer service. Mr. Miguez stated that they are doing an excellent job. Mr. Caraway asked if the current concessionaires are the same as those on 9/11/2001 and if we had done anything special for them through that time period. Mr. Miguez stated that they were the same concessionaires and that no special treatment had been provided. Mr. Caraway suggested that if the current situation is not broken, there is no need to try to fix it. Mr. Caraway asked if staff had talked with the existing concessionaires about expanding their variety rather than going outside to another vendor. Mr. Weber stated that there have been those discussions.

Mr. Caraway expressed concerns with the advertising contract that is currently in place at the airport. He indicated that if we are going to prevent a monopoly among concessionaires, it should be done for all vendors at the airport, not just food/beverage and retail concessionaires. Mr. Caraway asked if the consultants that the City is using for this project were at the Committee meeting. Mr. Miguez stated that they were not present. Mr. Caraway felt that they should have come to the meeting so that they could answer questions about the project.

Mr. Salazar asked if the consultant's report could be provided to Council members. Mr. Miguez stated that the report could be provided, but if that were done, it would essentially equate to negotiating these contracts in public.

Mr. Salazar asked a concessionaire, Mr. Arranza to speak. Mr. Salazar asked Mr. Arranza if he had concerns with the proposal to have two concessionaires for food/beverage and two for retail. Mr. Arranza stated that he was concerned and felt that the proposal would not be beneficial for the current operators. He suggested that 35,000 square feet would be too much space for food/beverage to start out when there are only five million enplanements. Mr. Arranza made the point that the key to maximizing revenue and customer service is a function of the quality of the operator, not the number of operators. Love Field has been number one or two in the J.D. Powers Survey of Customer Service for the past five years. Mr. Arranza stated that was a tribute to himself and Hudson Retail, the current concessionaires.

Mr. Allen stated that this appears to be a really good opportunity that will require a balanced approach.

Ms. Koop summarized the Committee's comments: (1) the Committee does not like the RFP process as currently presented; (2) the Committee would like to bring in the consultants to discuss their recommendations – possibly a closed session; (3) the Committee believes that the current concessionaires are doing a great job; (4) the Committee likes the idea of performance specifications and refreshing the facilities being part of the RFP process; (5) more conversation needs to take place concerning how prime and non-prime space will be allocated; and, (6) staff needs to look at the advertising contract, as requested by Mr. Garaway. Ms. Koop asked Mr. Miguez when this issue would be brought back to the Committee. Mr. Miguez stated that it would be at least thirty days.

No action was taken on this item.

3. Central Expressway Alignment from Commerce to Live Oak Briefing

Presenter: Alan Hendrix, Assistant Director, Public Works and Transportation

Due to time constraints, this item was not briefed by staff.

Action Taken/Committee Recommendation:

Ms. Hunt described the Central Expressway project and emphasized that the six lane design included expanded green space and a focus on pedestrian comfort/safety.

Ms. Medrano stated that the project would not only be a visual improvement, but would also simplify the intersections and improve safety.

Motion was made for the Transportation Committee to approve the proposed realignment of Central Expressway from Commerce to Live Oak.

Made by: Hunt

Seconded by: Medrano

Passed unanimously

4. RTC Sustainable Development Program Call for Projects Briefing

Presenter: John Brunk, Assistant Director, Public Works and Transportation

Due to time constraints, this item was not briefed or discussed.

Linda L. Koop (RLS)

Linda L. Koop, Chair
Transportation and Environment Committee

TRANSPORTATION AND ENVIRONMENT
COMMITTEE MEETING RECORD

RECEIVED

2009 JUN -4 AM 10:06

CITY SECRETARY
ATLANTA, TEXAS

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.

Meeting Date: May 26, 2009

Start Time: 2:08 p.m.

Adjournment: 4:18 p.m.

Committee Members Present:

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

Committee Members Absent:

None

Other Council Members Present:

Mayor Pro Tem Elba Garcia, Deputy Mayor Pro Tem Dwaine Caraway, Steve Salazar

City Executive Staff Present:

Ramon Miguez, Assistant City Manager

TRANSPORTATION AND ENVIRONMENT COMMITTEE AGENDA

1. Approval of Minutes for May 11, 2009

Action Taken/Committee Recommendation:

Motion was made to approve the minutes for the May 11, 2009 meeting subject to corrections. No corrections were suggested and the minutes were approved as submitted.

Made by: Medrano

Seconded by: Hill

Passed unanimously

2. Love Field Concession Plan

Presenter: Dan Weber, Director, Department of Aviation

Mr. Weber briefed the Committee on the Concession Plan for the Love Field Modernization Program (LFMP), described the impacts on concessionaires during the construction program, and provided follow-up on questions from the previous briefing on April 13, 2009. Staff requested Committee support for approval of the staff-recommended LFMP Concession Plan and authorization for the City Manager to negotiate amendments to current concession contracts for food/beverage, retail and parking. Representatives from Unison Consulting, Inc. attended the meeting to help answer Committee questions about the concession plan.

Closed session was called under sections 551.072 and 551.087 of the Texas Open Meetings Acts beginning at 2:31 p.m. through 3:58 p.m.

Action Taken/Committee Recommendation:

Motion was made for the Committee to recommend to full Council approval of staff recommendations to authorize the City Manager to negotiate amendments to the current concession contracts and to authorize the City Manager to negotiate an amendment to the current Parking Concession Contract extending the term five years to August 2014; and, that the Committee reject the "two operator model" proposal for the Love Field Modernization Concession Plan.

Mr. Miguez asked for clarification on the terms the Committee wants staff to negotiate with current vendors. Staff was directed to: (1) extend the contract with a single contractor from 2011 to 2014; and (2) to negotiate an extension for the terms of the contract from 2014 to 2024.

Made by: Hill

Seconded by: Davis

Motion Failed

Vote: 3 For and 5 Against

3. Regulation of Vehicle Immobilization (Booting) on Private Parking Lots

Presenter: John Brunk, Assistant Director, Public Works and Transportation

Due to time constraints, this item will be presented at a special Transportation and Environment Committee Meeting on Monday, June 1, 2009.

Action Taken/Committee Recommendation:

Motion was made for an item to be placed on the Council Agenda that would place a moratorium on booting on all parking lots, with the exception of City lots, until the Committee can agree on an ordinance to move forward to the Council.

Made by: Medrano

Seconded by: Hill

Motion Failed

Vote: 3 For and 5 Against

Linda L. Koop

(LKB)

Linda L. Koop, Chair
Transportation and Environment Committee

DRAFT

**BUDGET, FINANCE, AND AUDIT COMMITTEE
DRAFT MEETING MINUTES
December 14, 2009**

The Council's Budget, Finance, and Audit Committee meetings are recorded. Agenda materials and audiotapes may be reviewed by contacting the City Manager's Office Staff Coordinator Laura L. Carrillo at 214-670-7804.

Meeting Date: December 14, 2009

Committee Members Present:

Jerry R. Allen, Chair, Ann Margolin, Vice – Chair
Vonciel Jones Hill, Angela Hunt, Delia D. Jasso, Ron Natinsky,
David A. Neumann

Committee Members Absent:

None

Other Council members Present who attended a partial or duration of the meeting:

Mayor Tom Leppert
Tennell Atkins

Staff Members Present:

Dave Cook, Laura Carrillo, A.C. Gonzalez, Jeanne Chipperfield, Daley Lehmann, Corrine Steeger, Zarin Gracey, Dan Weber, Elva Curl, Kenneth Gwyn, Mary Nix, Ron Smith, Karen Plunkett, Bonnie Meeder, Vernon Young, Edward Scott, Jeannie Eneh, Rhonn Ramirez, Craig Kinton, Gwen Satterthwaite, Donna Lowe, Art Hudman, Lou Jones, Robert Sims, Sarah Shasib

Meeting called to order at 9:33a.m.

AGENDA:

1. Consideration of Minutes from October 26, 2009 Budget, Finance, and Audit

Presenter(s):

Information Only:

Action Taken/Committee Recommendation(s): The minutes were approved.

Motion made by: Jerry R. Allen

Motion seconded by: Ron Natinsky

The motion passed unanimously

2. 1998 Sports Arena Project Bonds Optional Redemption

Presenter(s): Jeanne Chipperfield

Information Only:

Action Taken/Committee Recommendation(s): The Business Finance & Audit Committee recommended the 1998 Sports Arena Project Bonds Optional Redemption for approval by City Council.

Motion made by: Jerry R. Allen

Motion seconded by: Delia D. Jasso

The motion passed unanimously

Follow up:

3. Love Field Modernization Program Bond Financing Update

Presenter(s): Dan Weber

Information Only: Yes

Action Taken/Committee Recommendation(s)

Motion made by:

Motion seconded by:

Follow up:

4. **McCommas Bluff Landfill**

Presenter(s): Mary Nix and Ron Smith

Information Only: Yes

Action Taken/Committee Recommendation(s)

Motion made by:

Motion seconded by:

Follow up:

5. **Real Property Acquisition Procedures and Requirements**

Presenter(s): Bonnie Meeder

Information Only: Yes

Action Taken/Committee Recommendation(s)

Motion made by:

Motion seconded by:

Follow up:

6. **Review of Investment Strategies**

Presenter(s): Corrine Steeger

Information Only: Yes

Action Taken/Committee Recommendation(s)

Motion made by:

Motion seconded by:

Follow up:

FYI Only:

7. **UPDATE-City's Investment in the Reserve Primary Fund**

Presenter(s):

Information Only: Yes

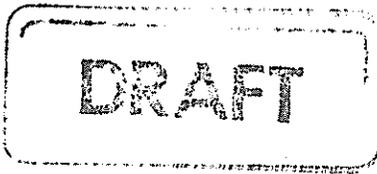
Action Taken/Committee Recommendation(s)

Motion made by:

Motion seconded by:

Follow up:

Meeting adjourned at 11:29 a.m.



BUDGET, FINANCE, AND AUDIT COMMITTEE
DRAFT MEETING MINUTES
January 11, 2010

The Council’s Budget, Finance, and Audit Committee meetings are recorded. Agenda materials and audiotapes may be reviewed by contacting the City Manager’s Office Staff Coordinator Laura L. Carrillo at 214-670-7804.

Meeting Date: January 11, 2010

<u>Committee Members Present:</u>	<u>Staff Members Present:</u>
Jerry R. Allen, Chair, Ann Margolin, Vice – Chair Vonciel Jones Hill, Angela Hunt, Delia D. Jasso, Ron Natinsky, David A. Neumann	Dave Cook, Laura Carrillo, Jeanne Chipperfield, Shelia Robinson, Kurt Steward, Dan Weber, Elva Curl, Kenneth Gwyn, Jeannie Eneh, Rhonn Ramirez, Maria Munoz Blanco, Drena Chavez, Kendall Ferguson, Kay Kallos, David Fisher, Rocky Vaz, Rosa Fleming, Mark Duebner, Barbara Martinez, Shelia Robinson, Craig Kinton, Robert Sims, Sarah Shasib
<u>Committee Members Absent:</u>	
None	
<u>Other Council members Present who attended a partial or duration of the meeting:</u>	
None	

Meeting called to order at 9:37a.m.

AGENDA:

- 1. Consideration of Minutes from December 14, 2009 Budget, Finance, and Audit**
Presenter(s):
Information Only:
Action Taken/Committee Recommendation(s): The minutes were approved.
Motion made by: Jerry R. Allen **Motion seconded by:** Ron Natinsky
The motion passed unanimously
- 2. City of Dallas Public Art Program**
Presenter(s): Maria Munoz Blanco
Information Only: Yes
Action Taken/Committee Recommendation(s):
Motion made by: **Motion seconded by:**
The motion passed unanimously
Follow up:
- 3. Love Field Modernization Financing Plan**
Presenter(s): Dan Weber
Information Only:
Action Taken/Committee Recommendation(s): The Business, Finance and Audit Committee made a motion to recommend the resolution to full council on January 27, 2010.
Motion made by: David A. Neumann **Motion seconded by:** Vonciel Jones Hill
Follow up:

FYI Only:

4. **American Recovery and Reinvestment Act (ARRA) Status Report**

Presenter(s): Brett Wilkinson

Information Only: Yes

Action Taken/Committee Recommendation(s)

Motion made by:

Motion seconded by:

Follow up:

5. **October 2009 Financial Forecast Report**

Presenter(s): Jeanne Chipperfield

Information Only: Yes

Action Taken/Committee Recommendation(s)

Motion made by:

Motion seconded by:

Follow up:

Meeting adjourned at 11:09 a.m.

**TRANSPORTATION AND ENVIRONMENT
COMMITTEE MEETING RECORD**

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 214.670.4545.

Meeting Date: February 22, 2010 **Start Time:** 2:04 p.m. **Adjournment:** 3:55 p.m.

Committee Members Present:

Linda L. Koop (Chair), Sheffie Kadane (Vice Chair), Jerry Allen, Tennell Atkins, Carolyn R. Davis, Angela Hunt, Delia Jasso, Pauline Medrano, Ron Natinsky, and Vonciel Jones Hill

Committee Members Absent:

None

Other Council Members Present:

Ann Margolin

City Executive Staff Present:

Jill A. Jordan, Assistant City Manager and A. C. Gonzalez, Assistant City Manager

TRANSPORTATION AND ENVIRONMENT COMMITTEE AGENDA

1. Approval of Minutes for February 8, 2010

Action Taken/Committee Recommendation:

Motion was made to approve the minutes for the February 8, 2010 meeting subject to corrections. No corrections were suggested and the minutes were approved as submitted.

Made by: Natinsky

Seconded by: Hunt

Passed unanimously

2. DFW Board Interviews

The Committee interviewed Robert Hsueh and Bernice Washington as nominees for reappointment to the DFW Airport Board. Dallas City Council is scheduled to vote on nominees for DFW Board Place 6 and 9 on February 24, 2010.

State Representative Helen Gittings was introduced to the Committee.

Action Taken/Committee Recommendation:

Motion was made to forward DFW Board Nominations to full Council for consideration on February 24, 2010.

Made by: Atkins

Seconded by: Kadane

Passed unanimously

3. Love Field Concession Plan

Presenter: A.C. Gonzalez, Assistant City Manager

Mr. Gonzalez briefed the Committee on the Love Field Concession Plan which included "food/beverage" and "retail" components. Staff recommended amendments to the current concession agreements and new agreements for additional space in Love Field's new terminal. If endorsed by the Committee concession agreements would be scheduled for full City Council consideration April 28, 2010.

Action Taken/Committee Recommendation:

Mr. Kadane stated that the recommendation was a brilliant plan and thanked Mr. Gonzalez. Mr. Kadane asked Mr. Gonzalez to provide some additional explanation about the plan to expand availability of bottled water. Mr. Gonzalez indicated that the City will not be setting the price for bottled water. However, there is a formula that will protect the existing revenue stream for the food and beverage concessionaire.

Mr. Natinsky asked if the storage rental fixed rate of \$40 a square foot applies to the next contract. Mr. Gonzalez stated that the fixed rate is not on existing space, it is for the new space and is effective through the term of the lease. Mr. Natinsky stated that the proposal was a good solution that serves the City and the concessionaires well.

Ms. Jasso asked about the level of local and minority-owned businesses. Mr. Gonzalez indicated that there is very strong participation from the incumbent vendors with one being 99 percent minority-owned and the other having 40 percent participation through a joint venture. Bidding for the additional new space will be on RFP basis with the City looking for a viable proposal from local businesses that want to be a part of the airport.

Mr. Atkins asked how many of the airport concession clients of Unison Consulting, Inc. were for airports of similar size to Love Field. Unison Consulting was the City's consultant for concession planning. Mr. Andrew Weddig with Unison Consulting, Inc. stated that they have worked with several airports similar to Love Field including Milwaukee, Kansas City, Memphis, Houston Hobby, and San Antonio. Mr. Atkins asked if Unison uses the same business model throughout the country. Mr. Weddig indicated that Unison does use the same basic approach.

Mr. Atkins asked when the RFP would be available for the additional new space. Mr. Gonzalez stated that it is expected later this year, possibly in November.

Ms. Davis asked for details on the new proposals listed on slide 7 of the presentation. Mr. Gonzalez stated that "new proposals" reference the additional new space that will be awarded through an RFP process.

Ms. Medrano asked for more information on the space development plan listed on slide 13 of the presentation. Mr. Gonzalez stated that the reason the space is expanded in phases is so that the amount of concession space is matched with the amount of business that would be generated at different enplanement levels. Ms. Medrano agreed with the phased approach for space development. She indicated that she had spoken with Council members from other cities who confirmed that they had used a similar approach.

Mr. Atkins recognized Daniel Bruce, a former Director of Aviation, who was seated in the audience.

Ms. Koop thanked Dan Weber and the concessionaires for their hard work.

Motion was made to recommend approval of amendments for the current concession agreements and to move forward with the RFP process for additional space in the new terminal. Full City Council consideration will be scheduled for April 2010.

Made by: Atkins

Seconded by: Medrano

Passed unanimously

Linda L. Koop, Chair
Transportation and Environment Committee

DRAFT