

**MINUTES OF THE WORK SESSION MEETING OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, HELD ON JANUARY 15, 2009 AT 7:00 P.M. IN THE CIVIC CENTER, 16327 LAKEVIEW, JERSEY VILLAGE, TEXAS.**

**A. The meeting was called to order by Mayor Hamley at 7:00 p.m. with the following present:**

Mayor, Russell Hamley	City Manager, Mike Castro
Council Member Ernie English	City Secretary, Lorri Coody
Council Member, Frances Wubbenhorst	
Council Member Joyce Berube	
Council Member Greg Holden	
Council Member Jill Klein	

**B. Discussion Discuss Transit Oriented Development for the City of Jersey Village.**

Mayor Hamley began the discussion by telling Council about the meeting the he and City Manager, Mike Castro attended on January 5 with County Judge Ed Emmett. He told the Council about the Judge's plans for commuter rail in Harris County and for the State's plans that the Highway 290 corridor may well be given priority over the Hempstead Toll Way. Mayor Hamley told Council that Judge Emmett stated that he cannot envision a commuter rail system without a rail station in Jersey Village. However, the Mayor cautioned Council that he is not sure that the Judge knows exactly where Jersey Village "the City" is as opposed to where the "Jersey Village Area" is in Harris County. Nonetheless, during the conversations with Judge Emmett, there was much talk of this area being a place where people would change methods of transportation.

The Mayor told Council that the next step for Harris County in the commuter rail program is to meet with groups that could operate a commuter rail system in order to determine project interest. The Mayor believes it would be good for the City of Jersey Village to have a voice in this discussion and to let all the participants know early on about our interest in having a commuter rail station in Jersey Village. He told Council about the Judge's suggestion of writing a letter to key stakeholders which is the purpose of the 2<sup>nd</sup> item on tonight's agenda.

City Manger Castro added to the Mayor's points stating that we do not know who will be chosen to run the commuter rail. A meeting has been set on February 5 to move closer toward determining this decision. Additionally, Mr. Castro told Council that in the past six months, it seems that discussions in the commuter rail arena may be shifting. In the past the focus was always on commuter rail; but now the term "passenger rail" seems to be entering the picture. The Mayor added that Judge Emmett stated that the commuter rail line will run from the northwest to IH610; however, there will be no rail in The Heights.

Council engaged in discussion about the logistics of a rail transportation system and how such a system actually works. The Mayor explained that there is much work in creating the system and each center/stop involves acquiring land and or condemning land. He stated that the transit system may be comprised of different types of rail systems and includes buses for transfers. All of this is still being worked out.

Council engaged in discussion about the study to be performed by Kimley-Horn for a Transit Oriented Development for the City. They discussed the potential for this type of

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development and what it can do for the City. They also discussed how this type of development would be affected by the Jones Road Expansion.

City Manager Castro explained how the City could influence development in our ETJ with incentives and encourage certain types of quality development which provoked many questions that he fielded and answered accordingly.

The feasibility study will show the potential for the land in the City's ETJ, it will show what types of incentives might be offered, and it will show what the City can do to facilitate quality development. The consultants told Council that logistically the area is good for a rail stop because it is outside the Beltway and there will be a rail stop every five to six miles.

There were questions about the size of the property in terms of parking for the station and for development in general as well as if it is of the right quality and the right fit. Council engaged in discussion about what does Jersey Village have to offer developers aside from tax incentives. The consultants pointed out that this is the only City in the area and that offering land development codes is a plus for the big developer.

There was also discussion about the cost for steps 2 and 3, and about Kimley-Horn offering another form of work contract wherein the work is completed in steps as opposed to an all in one study.

The issue of annexation was discussed and it was agreed that the study would give answers to this issue.

The Mayor asked that Kimley-Horn get the "ball park" figures for steps 2 and 3 and to prepare the proposal in the requested format for moving forward with the feasibility study. He would like to have these two items ready for the January 19 council agenda.

**C. Discuss and take appropriate action regarding the mailing of a letter of interest to key stakeholders as suggested by Judge Ed Emmett concerning the City of Jersey Village's interest for a commuter rail service.**

Council considered the proposed draft letter formally expressing city support for commuter rail. The letter expressed the city's desire to participate in any planning endeavors currently ongoing relating to rail service. Several changes to the proposed letter were offered and the Mayor asked that they be made and that the approval of this item be placed on the January 19, 2009 agenda.

**D. Adjourn**

There being no further business on the Agenda the meeting was adjourned at 8:37 p.m.

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Lorri Coody, City Secretary