

**MINUTES OF THE WORK SESSION MEETING OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, HELD ON MAY 18, 2009 AT 6:00 P.M. IN THE CIVIC CENTER, 16327 LAKEVIEW, JERSEY VILLAGE, TEXAS.**

**A. The meeting was called to order by Mayor Hamley at 6:03 p.m. with the following present:**

Mayor, Russell Hamley  
Council Member, Ernie English  
Council Member, Greg Holden  
Council Member, Joyce Berube  
Council Member, Jill Klein  
Council Member Frances Wubbenhorst

Mike Castro, City Manager  
Lorri Coody, City Secretary  
Charles Wedemeyer, Chief of Police  
Danny Segundo, Director of Public Works  
Isabel Kato, Director of Finance  
Michael Brown, Director of Parks  
Mark Bitz, Fire Chief

**B. Discuss Kimley-Horn and Associates' Transit Oriented Development Feasibility Study Decision Point #1 Report and consider its impact on authorizing Phase 1, Notice to Proceed #2 of the Transit Oriented Development Feasibility Study.**

City Manager, Mike Castro gave background information on this item. He told Council that on January 19, 2009, they approved a step by step contract with Kimley-Horn to conduct a feasibility study to examine the potential for commercial and retail development of the property south of Highway 290. Council also approved Kimley-Horn and Associates to proceed with Phase I, Notice to Proceed #1. Notice to Proceed # 1 incorporated steps one through three of the agreement with Kimley-Horn.

At the April 20, 2009 Regular council meeting, Kimley-Horn presented their findings. It was Council's desire to discuss the scope of the project in greater detail. Council moved to invite Kimley-Horn back in a work session format to discuss the next steps in the study.

Tonight, Kimley-Horn will respond to council questions and explain the need for approval to move forward with Notice to Proceed #2 in the amount of \$24,125.

Joe Willhite gave the presentation for Kimley-Horn. He covered the following four areas of discussion:

1. Funding Obstacles: Can we afford the infrastructure necessary to support development?
2. Annexation Obstacles: Can we have a viable project without having to annex the entire 700 acres of ETJ?
3. Eminent Domain: How much condemnation will be necessary?
4. Will Commuter Rail Happen? What if we get down the road on this effort and rail plans never take off?

Council asked questions concerning these areas of discussion and Mr. Willhite answered accordingly.

Mr. Willhite told council that he believes that the 70 acres is enough to get a TOD setup and if Jersey Village does nothing to plan for commuter rail, the city will basically end up with a large cement parking lot with zero tax base. He believes that there is enough space to have a TOD that will produce tax base for the city, but the next step is to see what the market will

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bear. The City must plan for what it wants to do with the undeveloped land in its ETJ and the way to plan for that is with a major thoroughfare plan. He cautioned the Council that it is important to make a decision on what they want to do so that they do not lose voice on what is happening with the commuter rail project within Harris County.

Notice to Proceed #2 of the study involves two tasks as follows:

1. Undertake interviews of area landowners and business owners to understand their interests and concerns. *The deliverable: Facilitate meetings with land owners, create a survey, conduct interview and summarize findings into a memo.*
2. Meet with METRO/Harris County/H-GAC/BNSF to analyze long term rail transit operational characteristics, including ridership, headways, and regional park-and-ride needs to understand station-area characteristic potential. *The deliverable: Facilitate meetings, preparation, and presentation to the parties and upon completion create a memo that reflects the information gained from the meetings.*

The tasks are designed to gather information in order to determine interests and related stakeholder information. The task will primarily determine land owner, property owner, and agency alignment toward a similar development goal and transportation service objective. The Consultant will present findings of tasks 4 and 5 in June. Council may instruct the City Manager to proceed or terminate the contract at this time as detailed in clause 7 of the standard provisions.

The consensus of Council was the Notice to Proceed #2 is warranted and the City needs more information.

**D. Adjourn**

There being no further business on the Agenda the meeting was adjourned at 6:45 p.m.

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Lorri Coody, City Secretary