

MINUTES OF THE WORK SESSION MEETING OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, HELD ON JANUARY 7, 2022 AT 1:00 P.M. AT THE CITY OF JERSEY VILLAGE CIVIC CENTER, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

- A. The meeting was called to order by Mayor Warren at 1:04 p.m. with the following present:

Mayor, Bobby Warren	City Manager, Austin Bless
Council Member, Drew Wasson	City Secretary, Lorri Coody
Council Member, Sheri Sheppard	
Council Member, Michelle Mitcham	
Council Member, James Singleton	
Council Member, Gary Wubbenhorst	

Council Member Singleton was not present when the meeting was called to order, but joined the meeting in progress at 1:40 p.m.

Staff in attendance: Robert Basford, Director of Parks and Recreation; Matt Jones, Golf Pro; and Ryan Bolton, Intern.

- B. **CITIZENS' COMMENTS:** Citizens who have signed a card and wish to speak to the City Council will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and City Council Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy. Citizens are limited to five (5) minutes for their comments to the City Council.

George McLure, 7802 Hamilton Circle, Jersey Village, Texas (713) 922-1923 – Mr. McLure gave background information about his golfing experiences, stating they are minimal. He went on to say that he believes that fewer residents play golf than those that do and he wants the Council to be conscious of this when making decisions regarding the golf course clubhouse.

Mark Maloy, 7803 Hamilton Circle, Jersey Village, Texas (713) 461-1430 – Mr. Maloy stated that he was concerned about the time that this meeting was set in that an afternoon meeting limits resident attendance. He also spoke to area golf courses near Jersey Village that are no longer open and operating. He stated the only reason our course continues to operate is because Jersey Village residents continue to contribute tax dollars to support the course.

Jim Fields, 16413 St. Helier Street, Jersey Village, Texas (713) 206-1184 – Mr. Fields also mentioned that the meeting time for this meeting was not optimal. He went on to state that he does not support having the City Hall located on the other side of US HWY 290. He likes the golf course, but if it cannot support itself, he does not favor moving forward with additional taxes to support the course.

Before calling the next item on the agenda, Mayor Warren mentioned that during the past few years, many tax decreases have been made in terms of exemptions. He stated that the average home in Jersey Village currently pays less taxes than they did five (5) years ago.

- C. **Discuss and take appropriate action concerning a potential bond election in May of 2022 for the golf course club house.**

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Austin Bleess, City Manager, introduced the item. Background information is as follows:

Today the City Council is here to discuss the various options for the Golf Course Club House Facility.

Staff has completed patch repairs while remaining fiscally reasonable and within budget. The building holds true temporarily but still experiences numerous leaks during heavy rains. The building's current condition has reached the point that would require larger improvements to be presented to Council for the FY23 budget.

The improvements that would be presented to Council for FY23, planning as if a decision had not been set for the clubhouse, would pertain to tier one dire needs. This would include complete and proper repair of the roof which was estimated to cost \$60,000-\$90,000 by the consultants in 2018 and a complete gut and renovation of the restroom infrastructure, estimated at \$100,000.

A budget presentation for FY24 budget in the current facility would contain tier one/two needs to include mold inspection and remediation estimated between \$8,000-\$50,000 depending on developments since 2018, complete replacement of the carpet estimated at \$50,000, and bringing the building up to code regarding electrical and fire.

Staff does not recommend this band aid approach. Other options include:

- Using the design we currently have and going out for bid again.
- Take the current building down to the bones and totally rehab the entire thing. A separate building could be added to hold large tournaments or events.
- Starting back at square one, gaining stake holder input as to what is needed/desired and designing a new building from there.

If we use the current design, we recommend adding the cost for a natural gas line installation. This is roughly estimated to be \$100,000.

The two exhibits to this Agenda Request are the background information from the Agenda Requests in October and December 2021 that are provided for easy reference.

Council engaged in discussion about the information presented. Mayor Warren mentioned that the last time we met, we realized that we needed to take a step back and look at things with fresh minds in light of where we are today. He also mentioned that once we go through this process we need to reevaluate the costs and plan a path forward.

He also addressed why we are having this meeting at this time. He explained that it was the only time when all could meet in order to reach a decision that will meet any election deadlines should the City move forward with a bond election.

Council engaged in discussion about moving forward. Some felt we need to go back to the drawing board to set a path forward that is more within an attainable budget. Keeping this in mind, others stated that there is a need to protect the golf course asset.

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Back in 2019, Staff presented several options for moving this facility forward. One of the options was as follows:

“Renovate the current clubhouse into the convention center for an estimated \$1 million dollars. The estimated cost was based from the previous cost estimate of the clubhouse remodel and includes inflation. The current kitchen would be used as a warming station, and a restaurant could be built in conjunction with the new clubhouse. In this option, we would also recommend building a 6,000 square foot pro shop and restaurant that would be situated near the lake. The cost of this project would be estimated . . . at \$240 per square foot.”

With this option in mind, some members were in favor of remodeling the current structure to accommodate certain events while building a new smaller building for a clubhouse with a restaurant. There was discussion about using the current facility as a path forward. Some members agreed with using the current facility. Other members felt that two structures would provide a plan that can be paced out in terms of work and costs. There was discussion about events in the future and how to get more events. There was talk that everything in the current building needs to be replaced.

The pros and cons of two facilities were discussed and how such a plan can work. This type of plan would enable expansion of the type of uses for the event facility, enabling its use by community groups such as the JVSO or by families for special events. Therefore, the facility would be accessible to all residents.

By way of reasoning, it was mentioned that if the course was sold, it would most likely become a commercial area, or if the course was changed into a park there would be maintenance costs that are not supported by golfing revenues. Therefore, neither of these are options for moving forward.

Looking back to the beginning of these discussions that began back in 2019, there were several options for moving forward. Most assuredly, the cost estimates from 2019 are no longer applicable. So, it will be important to know the costs for these options in today’s dollars.

Some members felt that replacing the roof now would maintain the current facility for future decisions.

Staff gave input regarding a two-structure facility moving forward. Golf Pro Matt Jones stated that having two facilities would provide a way for staff to continue working without hinderance to revenues during the construction phase. He stated that the new structure should be built first and the renovation of the old structure second. So the existing structure would become the pavilion area and the new structure would be the clubhouse with pro shop and bar with grill.

Concessions were discussed. Some mentioned that events could be catered from the outside. Council also discussed what should be incorporated into the rebuild and what should be included in the new facility.

There was discussion about the gas line and whether it is needed. If so, it can be decided during the second phase of the project. Golf Pro Jones stated that we want to step up our game in terms of concessions. Having more capability in this area will enable more and better events and would enable better service for residents.

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Council Member Singleton joined the meeting in progress at 1:40 p.m. Mayor Warren brought him up to speed on the discussions had thus far.

A two-facility path was discussed further with Council and with Staff giving input. Staff felt that they can get by with the current facility if the path moving forward is 8 to 10 months away, but 24 months is not doable. There was discussion about how the repair of the restrooms will be accomplished.

City Manager Bless was called upon for his input. He felt that the two-facility idea is worth looking at, but he will rely upon input from Matt Jones and his experience.

Some felt that in moving forward we may need to reengage an architect.

In summary, the Council is looking at moving away from a new two-story facility to a smaller facility of some 4,500 sq feet to be used for a clubhouse and pro shop and then rehab the existing facility into a pavilion type area that is flexible for events. However, it will be important to know the cost of this path.

Council discussed a bond election in May. It was the consensus that City Council will not move forward with a bond election in May 2022.

There was discussion about the desires of City Council. Some felt that we need a better snack bar than we have now, but not a full-fledged kitchen. Golf Pro Jones felt that we need an enclosed kitchen. We need to be cost conscious and look at several avenues/solutions to make the food facilities flexible and easier to serve guests. Dishwashing equipment and housing that was discussed. It may be worth the expense to move forward with dishes as opposed to the current paper solution.

Discussion was had on moving forward with an architect. Most felt a request for qualifications is the best path forward. It should include both facilities rather than only one and having to come back later for the second. Perhaps they can start with a conceptual plan that includes the roof and restrooms and the second building.

The short list moving forward is:

1. May 2022 election is not needed for a clubhouse bond;
2. Prepare a Request for Qualifications; and
3. Review details to be ready to negotiate with Architect on price.

Upcoming events at the golf course were discussed.

D. ADJOURN

With no further discussion, the meeting was adjourned at 2:16 p.m.

Lorri Coody, City Secretary

