

**MINUTES OF THE MEETING OF THE CITY OF JERSEY VILLAGE 2024 BOND  
COMMITTEE**

June 12, 2024, at 6:30 p.m.

**THE CITY OF JERSEY VILLAGE 2024 BOND COMMITTEE** MET ON June 12, 2024, AT 6:30 P.M. AT THE CIVIC CENTER MUNICIPAL CENTER MEETING ROOM, JERSEY VILLAGE, TEXAS 77040.

**A. CALL TO ORDER**

The meeting was called to order at 6:34 p.m. and the roll of appointed officers was taken.

Committee members present were:

Beverly Petersen	Susan Edwards
Edward Lock	Jennifer Withner
Krista Guerrero	Sean Willis
Curtis Haverty	

Staff in attendance: Austin Bleess, City Manager; Robert Basford, Assistant City Manager; Isaac Recinos, Recreation and Events Manager; George Deines from Councilman-Hunsaker, and Maria Thorne, Administrative Assistant.

- B. CITIZENS' COMMENTS** - Any person who desires to address the 2024 Bond Committee regarding an item on the agenda 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 Committee members are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Bond Committee

**Susan Holland 15910 Tahoe Dr.** – Susan, a resident of Jersey Village for 43 years, supports building a new pool. She feels embarrassed by the current pool's deteriorated condition, which contrasts with her initial pride and belief that it boosted property values. Susan recently regretted renovating her own lake house pool and it now needs replacement only 2 years later. She fears the possibility of a similar scenario with the city pool if the renovation route is taken instead of replacement with a new pool. She has a strong connection to swimming, with her children achieving notable success starting from the Jersey Village swim team, and she herself is an active master swimmer. Susan believes a new pool would benefit the community and maintain property values, making the extra cost worthwhile.

**Kim Madere 103 Windcrest Ct.** - Kim has lived in Jersey Village for almost 10 years in the Wyndham Lake area. She expressed gratitude for those serving on the committee and underscored the significance of serving on committees like the one she was addressing, noting its value in community development. Regarding the pool, she articulated several reasons for its necessity. Kim spoke on behalf of parents whose children participate in the local swim team, emphasizing the community support and enjoyment it brings every summer. She highlighted how the swim team attracts visitors from outside the community during certain weekends, thereby boosting local visibility and cohesion. Economically, she stated that investing in the pool would benefit property owners by maintaining or potentially increasing property values. She cautioned against the negative consequences of neglecting community facilities, citing examples from neighboring areas where such neglect led to decreased property values. Kim advocated for the construction of a new pool, viewing it as essential for the community's well-being both socially and economically. She also stressed the importance of taking care of our facilities and the need for proactive community investment to ensure ongoing prosperity and unity.

**Kyle Holland 8642 Wyndham Village Dr.** – Kyle, a lifelong resident of Jersey Village and a swim parent, emphasized the importance of the community pool. Representing the second generation of his family in the area, he noted that his children, the third generation, are also part of the JV Stars swim team. He highlighted how swimming has been a significant part of his life and is now significant in his children's lives. Kyle stated that a pool is essential for the community, providing a crucial recreational activity for youth. He posed a rhetorical question about whether families with children would choose to live in a subdivision without a pool, suggesting they wouldn't. From his perspective in construction, he warned that delaying the pool project would only lead to higher costs due to rising construction prices. He advocated for immediate action rather than renovation or further delays. He mentioned that other subdivisions admire Jersey Village's pool during swim meets, enhancing the community's reputation and property values. This pride in facilities contributes to why many multi-generational families choose to live and return to Jersey Village. Kyle concluded by thanking the committee for their efforts, acknowledging the importance and often thankless nature of their work.

**Bill Edwards, 16001 Jersey** - Bill, a resident of Jersey Village for over 40 years and a former competitive swimmer, expressed conditional support for a new pool. He stated that he supports the idea if it is fiscally and financially sound. However, he questioned the necessity of an 8-lane pool, suggesting that it primarily benefits people outside of Jersey Village by making swim meets more efficient. He noted that a 6-lane pool has been adequate for the community for over 50 years. Bill also disagreed with the mayor's comments about either building a new pool or filling in the current one

**Beatriz Menendez 16121 Delozier St.** - Beatriz, a resident of 16121 Delozier St. who grew up in Jersey Village and works in the Spring Branch ISD, supports having a pool but believes its scope should be appropriate for the area. Drawing from her experience visiting high-end neighborhoods, she notes that these areas have well-maintained pools with amenities but are not overly extravagant. She argues that Jersey Village, being smaller, does not need a large water park like those in Bridgeland or Towne Lake. Beatriz voted against a previous bond due to a lack of transparency on how the funds would be used, emphasizing the need for clear information on the project's costs and plans. She likens this to not proceeding with home remodeling without a clear estimate, advocating for a responsible and transparent approach to the pool improvement project.

**Malcolm Malonson Lakewood Glen** - Malcolm, formerly a resident of 16501 St. Helier in Jersey Village and now living in Lakewood Glenn, shared his perspective. Despite moving, his children continue to swim with the Jersey Village swim team, as they have for the past decade. With experience in construction and housing, including recreation centers for cities like ~~Ableton~~ Angleton, he believes that demonstrating to Jersey Village residents what their budget can achieve could sway opinions. He cited ~~Ableton's~~ Angleton's project, which includes a 7-lane Olympic pool with resort-style amenities like a weight room, community room, bathrooms, lifeguard stations, and a lazy river, suggesting that showing similar potential benefits and property value increases could change many minds.

**Sailor Ross Wall St.** – Sailor, an 8-year-old resident of Jersey Village, believes that getting a new pool is important. She stated that without a new pool, there won't be a swim team anymore, and Sailor enjoys swimming in the summer with her mom and brother.

**Brian Hundle 16308 Lewis St.** – Brian said that he feels that the pool is the lifeblood of the community and that if it was to be eliminated, that it would be detrimental to the community.

**Shayna Brown of 16122 Singapore Lane** – Shayna advocates for building a brand new pool instead of spending 75% of the cost of a new pool on repairing and renovating the existing one, which would

only last about 10 years and effectively mean paying twice. They emphasize the importance of a new pool for the swim team and community, which would also attract new families to Jersey Village. She would prefer a straightforward new pool over one with extensive features, if it meant that it would help move the decision forward. She feels that the it allow the city to focus on other projects.

**Lindsay Poage 16105 Tahoe Dr.** – Lindsay expresses gratitude for the amenities in Jersey Village and strong support for having a pool. She and her children enjoy the pool during the summer and hope that it remains available for their enjoyment in the future.

**C. Consider approval of the minutes from the meeting held on May 21, 2024.**

Beverly Petersen made a motion for approval of the minutes, and Krista Guerrero seconded the motion. The vote follows:

Ayes: Beverly Petersen, Edward Lock, Jennifer Withner, Krista N. Guerrero, Sean Willis, Curtis Haverty and Susan Edwards

Nays: None

The motion carried.

**D. Presentation of Clark Henry Pool findings report. George Deines, Councilman-Hunsaker**

George Deines, Councilman-Hunsaker gave a presentation on the findings of the pool.

A committee member asked for clarification on what a pool gutter is. George explained that the gutter connects the skimmer boxes and aids in sending the dirty water back to the filter for cleaning. The renovation would involve cutting off the top of the pool walls to install a gutter, but the walls and bottom of the pool would remain unchanged, just refinished as long as the patch on the crack holds and remains stable. The crack is farther down than just the plaster surface, but it's assumed that it's probably a structural crack. It has been sealed and it's holding because the water loss has been mitigated, but that could be something that would be addressed as well. George added that when a the pool starts to lose water from a small crack, it often leads to a larger structural crack as the water seepage erodes away the backfill around the pool shell, causing movement. The new guttering system would eliminate the tile work. A comment was made that the swim team would appreciate a new guttering system – especially those on the outer lanes and that it would be a big benefit. The width of the pool steps was discussed and it was mentioned that people like having the wider steps.

George continued with the presentation and then addressed some questions and comments.

It was mentioned that the new pool would be a yard pool instead of a meter pool. The split-pool concept drawing brought up the question of how many lifeguards would be needed for the new design. Isaac said that it would not have an impact on pool staffing. A committee member asked what would be the difference in cost from a 6-lane pool to an 8-lane pool. George replied that it would cost 300K to 400K to add 2 additional lanes. The concept featured a separate deep pool off to the side to keep younger kids from accidentally swimming into it.

George continued with the next slide of the presentation and then addressed some questions and comments.

The design featured a structure that brought up the question of cleaning and maintenance. Daily cleaning and safety checks would be required. The stair widths and pool depths were discussed. A comment was made that water aerobics would only be able to take place in the lap pool because of the shallow depth of the smaller pool

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A committee member asked the price of the water slide and George responded that it was in the range of 300k to 500k, depending on the height of the tower and whether or not it is part of the existing pool circulation. One asked what it would cost to add air conditioning to the bathroom and facilities. George will get the pricing. A committee member stated that there are a lot of people that want a diving board. The cost of increased pool depth for a diving stand has been included in the design.

The question was asked why at least one of the concepts was not similar to what we already have. They asked what the difference in cost was for having two separate pools. George estimated that the difference in cost is 100k to 200k to have separate pools. Two pools would require a single pump house, but two separate circulating/filtering systems. If we were to rebuild the existing facilities very similar to what we have, it would be in the 8.5 to 8.7 million dollar range. It would include everything that is in the concept, including steps in the shallow part.

A committee member stated that he would like to have all of the mechanical equipment be the best that we can get for longevity, durability and repair-ability and safety. George stated that the level of quality of the equipment scoped out is on the higher side. Whether the pool system would be connected to the splash pad is to be determined. A pool cover was discussed. There are some advantages such as reducing evaporation and chemical use, but the whether the extra cost of the cover offsets the savings has not been studied.

A committee member asked about the water slide dropping into the pool versus being a separate area on it's own. Both have pros and cons, but it all comes down to the intended use of the pool. Committee members requested information about the Greenville Aquatic Center that was show as an example, and discussed the features and possibilities of the design.

Isaac informed the committee that based on the demographics; the majority of persons that use the pool are kids. So it would be assumed that there would be a large number of kids playing in the play area. The location of a diving board was discussed again. Some modifications would be required.

A resident asked the committee chair for permission to speak. She said that she had been to all the meetings. She talked about the Z shape design of the current pool and asked why no similar design had been featured in the presentation where there had been at least 4 persons who had stated that they wanted that design in the previous meetings. She wanted to know where the design came from. She also asked why the concepts featured separate pools.

George explained that the reason for separate pools was that in case a kid has an accident in the baby pool, they wouldn't have to shut down the entire facility to wait for all of the water to recirculate. It happened 5 or 6 times last year George also stated that the health code has different recommendations for the different types of pools. The water in toddler pools has to be turned over a lot more often than regular pools.

George stated that a Z shaped pool is still an option, but with considerations. A committee member pointed out that in the proposed pool designs, noting that while there are two pools in each of the three concepts, the second pool is too shallow for actual swimming. If the main lap or deeper pool is closed due to an accident, anyone older than 10 would have nowhere to swim. They highlight that the second pool is more like a play pool or splash pad, which isn't suitable for swimming. The speaker urges everyone to consider this issue when voting on the bond issue, questioning the practicality of having a second pool that isn't truly usable for swimming.

An argument was made that smaller pools, typically used by very young children in diapers, are more likely to be closed due to accidents than larger lap pools where older children learn to swim. They believe the focus should be on deciding whether to approve a bond to build a pool rather than discussing design concepts prematurely. The speaker stated that too much time has been spent on the specifics, like the Z-shaped pool, and emphasizes the need to first decide on the funding.

The failed bond that was voted on in November was brought up. It was argued that people voted against it because there were three high dollar pool concepts to choose from, but that it also included a skate park and other amenities that the residents did not want.

A citizen asked a question to George in regard to the budget cost. George answered that the costs are based on extensive data from existing projects that they have worked on.

A member of the committee stated that she appreciates the work done in providing ideas and cost estimates for maintaining, renovating, or building a new pool, which range from \$8.4 to \$10 million. She finds this information valuable for the committee's task of presenting funding needs to the City Council. The design concepts offer several options, and the speaker acknowledges that while discussing every detail could take a lot of time, the provided estimates are very helpful. She thanked the team for their efforts and asked about the next steps and future communication, highlighting the committee's role in making bond recommendations to the City Council.

**E. Discuss and take appropriate action on potential bond items. *Robert Basford***

Robert stated that the purpose of the study and presentation was to present concepts and corresponding cost estimates for the pool, which are flexible and can be refined with stakeholder input before construction. They aimed to illustrate renovation possibilities and price out the existing pool, estimating between \$8 and \$8.7 million. The committee's role is to make bond recommendations to the council. The committee will continue refining concepts to fit the recommended price, based on feedback collected through a website form. The presentation will be posted online for public input, and all questions and answers will be made available. The meeting's goal was to receive the presentation, gather feedback, and decide whether to pursue renovation, repair, or replacement, moving toward a recommendation to the council.

One of the committee members provided cost estimates, using numbers that the City Manager provided, for a proposed pool bond based on exemptions for those over 65 and without exemptions for those under 65. For those over 65 with the exemption, an \$8 million bond would cost \$45 more per year, while a \$10 million bond would cost \$56 more per year. For those under 65 without the exemption, an \$8 million bond would cost about \$74 per year, and a \$10 million bond would cost \$92 per year. They emphasize the importance of informing citizens about these costs if they are presented with a bond

The speaker also clarified that contrary to what was stated in the mayor's newsletter, the committee has not been working on a bond proposal for a new pool. Instead, they have focused on understanding the issues with the current pool and exploring whether it can be fixed or renovated. They only just received accurate information about the pool's condition tonight. The speaker believes the newsletter was misleading, as it suggested the committee aimed to build a new pool, which was not their primary focus. Their efforts have been misrepresented, and this was not their intention.

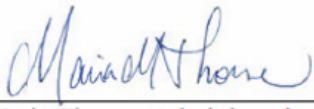
Another committee member asked what the next step was and if the committee wanted to propose a bond or not? Committee members decided to take some time to think about the information that had been presented and agreed to reconvene to further the discussion next week.

**F. Select next meeting date.**

The next meeting was set for Tuesday June 18th at 6:30pm at Civic Center Municipal Center Meeting Room.

**G. ADJOURN**

There being no further business on the agenda, a motion was made to adjourn the meeting by Beverly Petersen and was second by Edward Lock. The meeting was adjourned at 8:07 p.m.

A handwritten signature in blue ink that reads "Maria Thorne". The signature is written in a cursive style with a horizontal line underneath the name.

Maria Thorne, Administrative Assistant