

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

June 18, 2024, at 6:30 p.m.

THE CITY OF JERSEY VILLAGE 2024 BOND COMMITTEE MET ON June 18, 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 6:30 p.m. and the roll of appointed officers was taken.

Committee members present were:

Beverly Petersen	Susan Edwards
Edward Lock	Krista Guerrero
Curtis Haverty	

Staff in attendance: Robert Basford, Assistant City Manager; Isaac Recinos, Recreation and Events Manager; 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

Dennis Petersen 16522 Cornwall - Mr. Petersen expressed several opinions and concerns about the city's handling of the pool renovation project. He acknowledged that progress is being made on the pool but expressed disappointment that the city allowed the pool to deteriorate and criticized the city's response so far. He appreciated the committee's efforts to commission a professional study, which provided reasonable estimates for repair, renovation, and new construction of the pool. However, Petersen was skeptical about the consultant's cost estimates aligning with the city's initial figures of \$8 to \$10 million, suggesting it was too convenient. Mr. Petersen also noted the city's ability to find funding for other projects, such as a new golf course clubhouse and various Parks and Rec projects, questioning why similar funds couldn't be allocated for the pool maintenance. He advocated for a single, well-maintained pool with good bathrooms but no locker rooms, arguing that locker rooms would not receive proper maintenance. He emphasized that there is no need for additional pools, such as a diving pool, and recommended simple amenities like a small slide and low diving board. Additionally, he believed there was no need for overhead lighting, as the pool is never used after dark. Regarding cost allocation, Mr. Petersen questioned the necessity and allocation of 12% for design fees and surveys and permitting, suggesting these costs were inflated and could be reduced. He proposed a bond of around \$6 million, believing this would suffice for Jersey Village's needs without funding unnecessary features. Overall, Mr. Petersen's opinions reflect a desire for a practical, cost-effective approach to the pool renovation, focusing on essential features, similar to our current pool, and better financial management by the city.

Bill Edwards 16001 Jersey Dr. - Mr. Edwards expressed concerns about the lack of significant permanent shade structures in the pool renovation proposals, noting that aside from umbrellas, there were no detailed dimensions for any shade structures or pavilions. He emphasized the importance of having at least as much shade as currently available, particularly for swim meets where good shade is essential. He observed that most people currently seek shade under the permanent structures, and he believes umbrellas are inadequate. Additionally, Edwards mentioned that several requests had been made for a design maintaining the Z-shape layout of the current pool, which was not included in any

of the three presented options. He personally advocated for a new Z-shaped pool with a wider and longer deep end to accommodate a diving board and a slide simultaneously.

Rachel Beazly Lakeview Dr. - Mrs. Beazly expressed her support for a new pool, noting that her family uses it regularly and her children are on the swim team. However, she is concerned that the proposed costs are similar to a previous proposal that was rejected by citizens. She fears that pushing for the same high costs again might result in another rejection. She does not want the pool to be closed. She believes this would be detrimental to the community, especially for children and property values. Therefore, she leans towards a renovation or repairs for now, with the possibility of a complete replacement in three to four years. She acknowledged the city's recent significant expenditure on the golf course, suggesting that another large investment in the pool might be met with hesitation by the community. Mrs. Beazly advocates for a more modest design that closely resembles the existing pool to gain broader approval.

C. Consider approval of the minutes from the meeting held on June 12, 2024.

A request was made to correct the spelling from Ableton to Angleton. With all present in agreement to the correction, Krista Guerrero made a motion for approval of the minutes, and Edward Lock seconded the motion.

The vote follows:

Ayes: Beverly Petersen, Edward Lock, Krista Guerrero, Curtis Haverty, and Susan Edwards

Nays: None

The motion carried.

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

Robert began by referencing the recent presentation on the pool project, noting that after reviewing it and gathering feedback, it is now time to discuss the next steps. He emphasized that they are at a stage where they need to decide whether to opt for repairs, renovation, or one of the proposed concepts. The goal is to formalize a plan or recommendation to present to the Council for moving forward. He suggested starting the discussion by inviting others to share their thoughts on the presentation, thereby opening the floor for a broader discussion.

A committee member inquired about the difference between contingency and escalation fees. Robert clarified that contingency covers unforeseen elements and potential add-ons during the project, such as additional testing or unexpected issues. Escalation, on the other hand, accounts for the time between now and the start of construction, essentially serving as an inflationary index. He mentioned that typically, an escalation allowance of 5% per year is used. Robert also noted he could verify this information with Councilman-Hunsaker.

A committee member revisited their discussion with Austin regarding what needed to be delivered to the council. Austin clarified that the committee should present concepts, not specific details like the color of slides, but broader ideas that would enable engineers and architects to understand the project scope and provide cost estimates. These estimates should help the council judge the adequacy of the bond issue. He emphasized the importance of significant resident input, noting that feedback from about 25 people, some of whom repeated their views, did not truly represent the citizens' desires. He had aimed to understand the current needs and justify them, ensuring the proposal differed from the previous year's bond issue. They expressed uncertainty about confidently presenting a recommendation to the council, citing unresolved questions about the pros and cons of repair versus renovation, and vague details in the current concepts, such as a \$120,000 allocation for furniture and fixtures. They also questioned if the pumping and purification systems were consistent across the concepts, noting significant differences. The member suggested that George might need to return to address these questions before they could confidently make a recommendation to the council.

A committee member, stated that she appreciated George's contributions and noted that she had asked him additional questions afterward. She acknowledged some people's desire for a Z-shaped pool, but explained that meter pools like their current one haven't been built since the early 80s. A new yard pool with a Z-shape would result in significantly smaller shallow and deep ends. She stated that preferred the first concept presented, believing it updates the pool while still reflecting the community's needs. The member emphasized the necessity of building a new pool due to the extensive wear and tear on the existing one, which has many cracks and issues that temporary fixes cannot resolve. The contingency would have to be a massive yearly maintenance budget and she does not see the city approving that. She argued against merely covering up problems, noting that substantial repairs would not be cost-effective or sufficient. She mentioned that a baby pool or kids' pool requires things like ultraviolet light sanitation and secondary entrapment, whereas a lane pool would be able to accommodate swim team, swim lessons and water aerobics without requiring these additional features. She pointed out that while the budget figures presented by George are not fixed, setting a preliminary number is essential. This number can later be adjusted based on citizen input and specific features desired, such as a clubhouse or kitchenette for pool parties. She concluded by emphasizing the importance of focusing on establishing a budget to facilitate the construction of a new pool.

A committee member expressed agreement with the previous speaker, stating that repairing the pool would be like throwing good money down the drain. He believes the pool has outlived its useful lifespan and needs to be replaced. He prefers selecting one of the three new concepts over renovation, emphasizing the need to embrace recreational programs for both swim team members and non-members. He highlighted that not everyone is part of the swim team and that the new pool should support activities like family playtime, open swim, water aerobics, recreational play, and relaxation. He mentioned having a preferred concept but did not specify which one, indicating that's the direction he's leaning towards.

Committee members discussed the differences in the swim team and the other city sponsored programming. The discussion highlighted the distinction between city programs, such as water aerobics and swim lessons, and the swim team, which is not a city program. Water aerobics requires a special pass purchased from the city, whereas swim team members do not purchase a swim pass. Instead, the league pays a fee for pool usage and covers the cost of lifeguards. The argument was made that the swim team is considered an integral part of the community, comprising local school children and those from nearby areas.

Concerns were raised about the limited pool time for family and free-swim activities if only one pool is available. It was suggested that having two pools might better accommodate both recreational and swim team activities, ensuring sufficient casual playtime. Additional detailed discussion about the swim team schedules, water aerobics start times and pool hours took place with. Some members feel that desired pool access and scheduling wants are not being met now, and that depending on the design, may not be met, since shallow play areas would not allow for multipurpose use.

Staff emphasized that as recreational professionals, their responsibility is to utilize the available space effectively. If additional pool space were provided, it would be actively used and not left vacant, assuming that aligns with the community's desires. With existing facilities and staff, the fiscal impact of adding new programs would be minimal. Therefore, adding new activities or programs is feasible and would indeed increase opportunities.

A committee member emphasized the importance of understanding who will use the pool and maximizing its potential. They argued that the committee needs to decide on whether to repair, renovate, or build a new pool and determine the bond amount necessary. Last year's failed bond

included \$9.5 million for the pool out of a \$19 million total. The staff clarified that only the necessary bonds would be sold, and any unused funds could not be repurposed for other projects.

The committee member criticized the city's lack of foresight, stating that the pool has been a "second-class citizen" for years. They expressed frustration with urgent messages from city officials about the pool's closure and felt pressured by the city to accept inflated cost estimates. They argued that the estimated \$8.5 million for a new pool seemed exaggerated and suggested a \$6 million budget instead. They felt a detailed structural inspection was necessary to get accurate information about the pool's condition, which she feels has not been provided.

They mentioned that the city manager and mayor had declared the current pool's last summer, which added urgency to the decision. They compared the situation to the golf course project, suggesting the council could approve additional funds if necessary. The member insisted on having a large covered area similar to the existing one, as umbrellas would not suffice. They proposed building a new pool resembling the current one and planning based on a set dollar amount rather than guessing how much could be afforded. The member concluded that the city should have started this planning and saving process five years ago to avoid the current predicament.

A committee member discussed how the golf course clubhouse project received an additional \$500,000 from city council, which was believed to come from contingency fees. Another committee member interrupted to explain that the extra funds were needed due to unforeseen structural issues discovered only after construction began, such as a leak that caused two main beams to rust through, which is why contingency fees are important. It was mentioned that the mayor has made it clear that the city will either build a new pool or fill in the current one, although it was suggested that some council members might not be in complete agreement with this approach.

It was noted that while some committee members initially came with an open mind about whether to repair, renovate, or build a new pool, the cost estimates and lifespan differences presented by George led many to lean towards building a new pool. George had estimated that a full renovation would cost \$5.5 to \$6 million and last 10-15 years, while a new pool would cost \$7 to \$8 million and last 30-40 years. This information was shared during a town hall meeting, influencing the committee's considerations, although the full written report had not yet been reviewed.

Another committee member clarified that the \$2.8 million renovation option would only address basic repairs, such as some pool structure repairs, deck, equipment, mechanical, and children's pool, without fully resolving structural issues, thus not providing a long-term solution. She emphasized that a new pool would cost \$2.3 million for the basic structure, with additional costs for amenities and necessary features like new recirculation piping and a mechanical system renovation.

A different committee member supported this by highlighting that the renovation option did not address critical issues like outdated piping, which would limit the pool's longevity. He pointed out that George's report indicated that renovating would be about three-quarters of the cost of a new pool but only provide a fraction of the lifespan. He also noted that cracks in the pool could worsen over time, leading to significant structural failures. The discussion continued with some arguing that George had noted the pool was well-built and maintained, but others stressing the uncertainty of its future reliability. It was mentioned that George had said the pool might still have a useful life, but another member countered that the potential for a critical failure remained high.

Another committee member urged the group to focus on deciding whether to repair, renovate, or build a new pool and to determine a reasonable bond amount to propose. She expressed skepticism about an \$8.5 million bond passing and suggested a \$6 million bond as a more feasible option, which would

allow for the construction of a new pool similar to the existing one. She emphasized the urgency of making a decision, noting that this issue should have been addressed five years ago.

A committee member discussed that presenting valid concepts, rather than just a dollar amount, to the public is crucial. He noted that the additional vetting processes, such as the committee's existence and a detailed assessment report, show due diligence to the citizens. Another committee member questioned if these steps would make an \$8.5 million bond acceptable to the public. The first member believed it would help, emphasizing that the committee should not be restricted by a specific amount.

Another committee member stressed that the bond must be tied to specific concepts to give voters clarity on what they are voting for. There was a consensus that all three proposed concepts involved multiple pools, systems, and additional costs, which could be streamlined by opting for a single pool system. One member clarified that George had said that having more than one pool wouldn't double costs but might increase them by 15-25%.

A suggestion was made to conduct a survey to determine which concepts the public preferred, including the current Z shape design along with the three new concepts. There was agreement that the survey should include an option similar to the existing pool since that might be what people are looking for. Some members were concerned that the public might not fully understand the details of the concepts presented, despite the committee's efforts to be transparent and provide information through open meetings and discussions.

One of the committee members suggested a poll amongst the members to determine whether they were in favor of a repair, a renovation, or a new pool. Committee members voiced their opinion as follows:

Beverly Petersen – New pool	Edward Lock – New pool
Krista Guerrero – New pool	Susan Edwards – New pool
Curtis Haverty – New pool	

Robert was tasked with requesting a conceptual design for a pool similar to the existing one. He will ask George to quickly draw up this concept and perform the necessary calculations based on standard mathematical pricing per square footage ensuring that standard components, such as the pump room and guard room sizes, were included. Additionally, he requested a design identical to one of the existing concepts, specifically making it a Z-shaped pool with an offset dive well and offset shallow end. They emphasized the need to keep the lane area as a yard pool while maintaining the same sizes for the dive well and shallow area, including the diving board.

A committee member raised a point about the Z pool design that includes a zero entrance feature, similar to the Greenville pool. He explained that this design incorporates a long kids' section to accommodate the zero entrance, with a lap pool in the middle, a deep end at the top of the Z, and a shallow end at the other part. He believed this design was closer to what was needed but noted it hadn't been discussed much. An opinion was expressed by another that a zero entry was a waste of space. It was countered with the suggestion that the zero entrance might be required for ADA compliance. Robert clarified that while the zero entrance is a consideration, ADA requirements could also be met with an ADA chairlift instead of a zero entrance.

Another poll was suggested amongst the members to determine what amount the bond should be. Committee members noted that they also want to hear from the two members that are absent, but voiced their opinions as follows:

Beverly Petersen - 6 million	Edward Lock - 10 million, Option 3
Susan Edwards - 6 million	Krista Guerrero - 10 million
Curtis Haverty - abstained	

The committee invited a citizen to add a comment at this time.

Justin Ray 16321 Smith St- Mr. Ray asked what the City Council expected from the committee and whether they were supposed to present a recommended concept. A committee member explained that their task was to decide if a bond for a new pool was necessary, and if so, to determine the amount and whether they should renovate, repair, or build a new pool, focusing on coming up with a dollar value. Another committee member added that he had spoken with Austin Bleess, who had clarified that they needed to provide a concept, a bond amount, and the rationale behind those decisions.

Mr. Ray then inquired about the deliverables' deadline, which was confirmed as July 1st. He asked if another meeting could be held before that date, to which was also confirmed. Mr. Ray noted significant community interest in a traditional Z-shaped pool, which was not among the current concepts under review and suggested that if Robert could quickly create a new concept for a Z-shaped pool with enhanced features, the committee should hold another meeting to review it.

Mr. Ray emphasized that the committee needed to present a concept along with the dollar amount to the council, as people are more likely to support a bond if they see what they're getting for their money. He concluded by recommending that the committee should believe in the concept and ensure City Council could justify the dollar amount, suggesting that the additional concept was necessary for making a well-informed decision.

Robert reviewed the wants of the committee members for the new pool concept request for 6 million dollars. It includes the following:

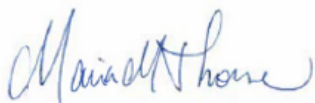
- a new pool, not a renovation
- wide steps in the shallow end
- large shade structure like what we have now
- a diving board.
- no rockwall or climbing wall of any sort
- eight lanes.
- a slide
- want it to be a yard pool
- chillers and heaters
- good bathrooms with air conditioning
- a meeting/training room
- a zero entry

E. Select next meeting date.

Next week - to be determined.

F. ADJOURN

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



Maria Thorne, Administrative Assistant