

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

April 23, 2024, at 6:30 p.m.

**THE CITY OF JERSEY VILLAGE 2024 BOND COMMITTEE MET ON APRIL 23, 2024, AT 6:30 P.M. IN THE CIVIC CENTER AUDITORIUM AT 16327 LAKEVIEW DRIVE, 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

Jennifer Withner

Krista N. Guerrero

Sean Willis

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, Jersey Village, Texas 77040** – Mr. Petersen stated that there are several issues that need to be looked at and considered before determining that the existing pool can't be salvaged. He would like to know what it would cost to fix it. He also pointed out the report finding that speaks of a major ground earth movement around the pool and is concerned that replacing the pool with a new one could lead to the same damage to the new pool if not addressed. He added that the Councilman-Hunsaker proposal contained no information about repair options – it was only to review the concept for the new pool. He recommends that the city hire a geotechnical engineering firm to test for ground issues, make recommendations for stabilizing and to test for ground currents.

**Bill Edwards, 16001 Jersey Dr., Jersey Village, Texas 77040** – Mr. Edwards stated that he did an information request recently. He noted that there were two companies that the city uses to perform work on the pool. One of the companies, Progressive Commercial Aquatics, recommended a leak detection at an estimated \$3,000 to \$5,000 in January of this year. He expressed disappointment that the city has not done any leak detection attempts or pressure testing. He estimated that the city spent over \$18K on repairs based on the invoices that he obtained. He would like to get solid estimates on what it would cost to have the existing pool repaired before considering total replacement.

**C. Consider approval of the minutes from the meeting held on April 15, 2024.**

A motion for approval of the minutes was made by Jennifer Withner and was seconded by Sean Willis.

**D. Elect a Chair and Vice Chair.**

Committee member Beverly Petersen nominated Susan Edwards as Chair and Krista Guerrero as Vice Chair. Committee members all voted in favor of the nominees.

**E. Discuss and take appropriate action on potential bond items. *Robert Basford, Assistant City Manager***

Robert discussed the various documents that were included in the packet.

- 1) Bond Committee staff report
- 2) 2024 Park OPC
- 3) EX A Clark Henry pool concept and OPC (opinion of probable cost)
- 4) Pool Survey Results
- 5) Park Survey Results
- 6) PCA Aquatic Assessment JerseyVillage\_1.4.2024
- 7) Talking points BP
- 8) Councilman-Hunsaker Overview and recent local Projects
- 9) Councilman-Hunsaker Jersey Village Pool Study & Conceptual Design Proposal

**Assessment of Pool Condition:** Isaac will provide an overview of the pool's current condition during the next meeting, potentially held at the pool itself. The importance of informing the public about the pool's status was emphasized.

**Debt Overview:** Total outstanding debt exceeds 6 million, with concerns raised about its implications. Clarification was sought on whether the 34 million is included in the total debt. Discussion centered around the acceptable level of debt for citizens and comparison with similar cities' tax rates. Robert was tasked with consulting the auditor for further insights.

**Proposal Outline and Budget Allocation:** Consideration was given to recommendations in the proposal. Discussion revolved around the amount citizens are willing to invest and its impact on tax rates. Three options were explored: Repair, renovation, or replacement of the pool. There was a consensus on the need for more thorough assessments to ensure optimal decision-making.

**Parks and Pool Budget Allocation:** Concerns were raised about the disparity between funds allocated for parks and the pool. There was a proposal to prioritize the pool and potentially reallocate funds from parks. Suggestions were made to combine park and pool projects for cost-saving measures.

**Technical Issues and Assessments:** Various technical issues, including electrical, sanitary, and water line issues, were identified at the pool. A proposal was made for professional assessments, including leak detection and compliance with health codes. Discussion focused on past water loss issues and the need for comprehensive solutions.

**Transparency and Proposal Refinement:** Acknowledgment was made of past deficiencies in proposal clarity and transparency. There was a request for a revised proposal with scaled-down options for the pool's renovation or replacement. Emphasis was placed on providing detailed information to stakeholders.

**Next Steps:** Recommendation was sought for professional assessments on the pool's condition. Consideration was given to options from reputable companies, balancing cost and expertise. A

reminder was given of the deadline for assessments from Progressive and Councilman-Hunsaker within 90 days. Focus was placed on leak detection and compliance with health codes in upcoming assessments.

Action Items:

Provide pool condition update for the next meeting.

Consult with the auditor regarding debt details.

Refine proposal with scaled-down options for pool renovation/replacement.

Obtain professional assessments from Progressive and Councilman-Hunsaker.

Ensure leak detection and compliance with health codes are addressed in assessments.

**Robert Basford asked if the committee would feel comfortable moving forward with the assessment proposal? Beverly Petersen made a motion for a vote and Sean Willis seconded said motion. All committee members voted in favor of going forward with the proposal.**

The committee has expressed a desire for a community town hall meeting with Councilman-Hunsaker to discuss pool-related matters. Additionally, they are interested in seeing a website or infographics to provide information to the public, including details on tax impacts, tax calculators, latest developments, and subscribing to email updates.

Regarding warranties, there is a query about the warranty coverage for repairs and the specifics required for new installations. It was noted that if only renovation takes place, there might not be a warranty.

The committee seeks proposals detailing the costs involved in renovating the pool and requests Robert to gather information on this matter. Each committee member is tasked with identifying their individual preferences and requirements for the pool.

There is an inquiry about whether there is a chart available outlining what is covered by the Capital Improvement Plan (CIP).

Space constraints for the pool were discussed, with consideration given to the limited area due to existing trees and the absence of additional parking space.

**F. Select next meeting date.**

Tuesday, April 30<sup>th</sup> at 6:30pm at Clark Henry Pool.

**G. ADJOURN**

There being no further business on the agenda, a motion was made to adjourn the meeting by Susan Edwards and was second by Edward Lock. The meeting was adjourned at 7:35 p.m.