

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

May 21, 2024, at 6:30 p.m.

THE CITY OF JERSEY VILLAGE 2024 BOND COMMITTEE MET ON MAY 21, 2024, AT 6:30 P.M. AT THE CIVIC CENTER AUDITORIUM, 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	Curtis Haverty

Staff in attendance: Austin Bleess, City Manager; 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.

There were no citizen comments.

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

There was discussion about the Citizen Comments portion of the minutes. One member disagreed with a summarized statement attributed to citizen Patricia Aune, which read: "She also stated that she would like the pool to have 8 lanes." Curtis Haverty made a motion for approval of the minutes, and Beverly Petersen seconded the motion. The vote follows:

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

Nays: Susan Edwards

The motion carried.

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

During the meeting, reference was made to the committee staff report and discussions from the previous meeting on the 7th, as well as updates from the recent town hall. After the town hall, there was communication with Councilman-Hunsaker regarding the progress of their assessment. It was requested that they notify the committee of any significant milestones reached, with the possibility of scheduling a midway meeting before June 12th if necessary. George indicated a commitment to expedite the process, understanding the time constraints. Tentatively, the full report is scheduled for the week of June 10th, with a target date of June 12th.

Feedback from approximately 20 individuals who watched the town hall online was noted, indicating engagement from the community. Updates to the bond webpage were highlighted, including the addition of meeting recap infographics, the town hall video, a document containing questions and answers from the event, as well as feedback submissions.

A breakdown of potential annual impacts on residents, considering both approved 2023 bonds and potential scenarios for the current year, was provided. This breakdown, based on a home valued at \$375,000, aims to inform residents about potential financial implications.

The meeting packet also included a comprehensive review of pool maintenance over the past decade, encompassing parks and recreation expenditures, capital improvement line items, and the overall budget. Detailed breakdowns of chemical and maintenance usage, as well as notes on capital improvement projects related to the pool, were provided for each year.

This summary encapsulates the key points discussed regarding the staff report, town hall feedback, and pool maintenance analysis during the meeting.

The committee inquired about the pool's water consumption over recent years to assess if there has been a significant increase. Robert indicated that documentation of water audits was not found before 2020, but audits were conducted for the years 2020, 2021, and 2022. A water loss assessment was performed by staff before George's involvement, which involved measuring water levels and assessing losses during circulation and non-circulation periods.

Although there was some improvement compared to 2023, the water loss was still worse than in 2022. Robert estimated a loss of around 1000 gallons per day with circulation and over 700 gallons per day without. Evaporation, even with normal UV, was estimated at roughly 250 gallons per day, suggesting a delta of around 500 gallons from evaporation.

While there is a meter at the pool, it feeds the entire park, making it challenging to pinpoint water usage specifically for the pool. The committee discussed the difficulty in justifying a new pool without clear historical data showing significant increases in water usage due to leaks or other issues, acknowledging the lack of a precise tool for tracking water consumption historically.

A committee member sought clarity on the property tax increase for the average homeowner resulting from the 2023 \$33 million bond and an additional \$7 million bond. It was clarified that the initial report indicated a \$266 annual increase due to the \$33 million bond, while a subsequent report, including both bonds, showed an increase to \$296 per year. This implies that the \$7 million bond would add \$30 per year to homeowner taxes. For a \$375,000 home, the \$7 million bond's impact is approximately \$126 annually. To simplify, it was suggested that each \$1 million in bonds could roughly equate to an \$18 increase per year for homeowners. Additionally, for 2023 and 2024 bonds, the estimated annual impact without exemptions is \$292, while for those over 65 with a homestead exemption, it is \$146, and for those under 65 with the homestead exemption, it is \$234. The committee agreed that calculating the cost per \$1 million in bonds would aid in public communication, estimating the impact to be about \$5.66 per million dollars for homeowners over 65 with exemptions and approximately \$18 per million dollars for those under 65. Verification of these calculations for different homeowner categories was recommended for accuracy.

Members expressed frustration with the process and communication. One member highlighted the committee's efforts to gather data and the positive momentum built from previous meetings. However, they were disheartened by a recent Facebook post from Jersey Village News about an "urgent pool update" regarding the closure of the baby pool, which seemed poorly timed following a storm that left many without power. This notice, perceived by some as a threat, felt like it undermined the committee's positive efforts. The member emphasized the need for honest communication, focusing on the aging pool's replacement without resorting to scare tactics. They stressed that continued negative messaging could jeopardize the bond's approval. Another member agreed, stating the importance of focusing on the bond's financial impact on homeowners. When revisiting the numbers, staff produced a figure of

\$9.25 per million for a \$375,000 home and agreed to continue fine-tuning these figures. The importance of maintaining clarity and positivity in city communications was stressed. Additionally, the discussion addressed the ADA compliance issues with the pool's chairlift and the closure of the baby pool, noting that these concerns were pre-existing, and had been raised during the pool walkthrough. Some members saw the communication about these issues as an improvement, despite its timing and tone, and emphasized the need to keep working towards a solution for the pool for the community's future.

Members asked what their next steps regarding the pool bond issue. Robert outlined the committee's options, emphasizing the need to comply with ADA requirements and Council's decision to approve the purchase of ADA equipment in order to meet compliance. He added that council had given instruction to staff to make sure to stick to the \$17,000 maintenance budget while keeping the pool open for the season and ensuring that staff could give a 365-day notice of possible need to close the pool. Staff is prepared to limp the pool through this season and to do everything possible to keep it going. A member expressed frustration about the last-minute purchase of ADA equipment, questioning why it wasn't addressed sooner.

Committee members discussed the information that was presented at the Town Hall Meeting that took place on May 13 and there were differences of opinion on what was said by Councilman-Hunsaker. The meeting was recorded, so anyone interested may go back and review the recording on the city website. The discussion touched on preliminary cost estimates for renovation versus a new pool, with figures ranging from \$5.5 to \$6 million for renovation and \$7 to \$8 million for a new pool. Staff and committee members agreed on the need to wait for the report from Councilman-Hunsaker, which would provide more concrete guidelines and pricing details. Members acknowledged the need for critical thinking once they had the report. The importance of clear communication and was highlighted, with the committee agreeing to focus on informed decision-making based on the forthcoming report.

Members asked Austin to provide an overview of the potential revenue from city-owned property located south of Highway 290. Austin mentioned that the city is in discussions with developers about the property, which could generate significant sales and property tax revenue, positively impacting the community. However, he couldn't share specifics due to ongoing negotiations.

A committee member inquired if it was feasible to finance the pool without a large bond, suggesting that a smaller bond might suffice if additional revenue was available. Austin responded that relying on future revenue from the land sale was uncertain and not advisable for funding the pool due to the many variables and timelines involved. Another member echoed this sentiment, concluding that waiting for the land development revenue could indefinitely delay the pool project.

During the committee meeting, a member expressed that while he is not a gifted writer, someone who is good at writing should start crafting the committee's story. He noted that the Monday night meeting left him feeling positive, emphasizing the need to communicate the dire state of the current pool and the need for improvement. He asked for volunteers to write positive, factual narratives.

Another member suggested improving communication, noting that their decisions impact the whole community, and effective communication would help garner support. She shared that knowing the truth makes it easier to support initiatives and that she has been working on disseminating positive, factual information but was caught off guard recently and didn't summarize the pool meeting. She emphasized the importance of clarity and factuality in their messaging and mentioned the need for concrete numbers from the upcoming report before making further decisions.

A committee member raised concerns about the baby pool, noting that it is often misused. They observed that the pool isn't heavily used except during adult swim times, when older children and

teenagers, occupy it, crowding out the little ones for whom it is intended. It is not part of the lifeguards' duties to monitor the baby pool, which leads to chaotic situations, especially when older children are present. The member also described instances where young children, who can't swim, have fallen into the pool, causing parents to panic and freeze. This lack of supervision and appropriate use makes the baby pool problematic. The member concluded that the closure of the baby pool might not be a significant issue, given these concerns, and suggested that the committee carefully consider these points in their discussions.

Committee members discussed the need to share factual information about the pool and gather input from the community about their wants and needs. It was emphasized that committee members should not advocate for any specific outcome. Austin can provide factual updates but cannot market or advertise them. A suggestion was made to use a list from a previous election to distribute information. They cannot give preliminary opinions until they have all the necessary data.

A separate "Friends of the pool" group can advocate for the pool, but not the committee members themselves. There is a need to hear from different user groups (e.g., swim team, seniors, parents) about their specific needs and preferences. Committee members should gather community feedback to understand what residents want. It's important that any decisions or information are not a surprise to the community, and efforts should be made to keep them informed through various channels. George with Councilman-Hunsaker will share the report on the pool on the week of June 10. The committee agreed to meet again on June 13th, unless they receive new data sooner, to continue discussing these issues and gather more input from relevant groups.

E. Select next meeting date.

The next meeting was set for Thursday June 13th at 6:30pm at Civic Center, but **please note that the date was changed to Wednesday, June 12th** to ensure that representative from Councilman-Hunsaker could be in attendance.

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 7:41 p.m.



Maria Thome, Administrative Assistant