



NOTICE OF A MEETING
(In compliance with Sec. 551.041, Et. Seq., Tex. Gov't. Code)

NOTICE is hereby given that the **City of Jersey Village 2024 Bond Committee** will hold a meeting on May 7, 2024, at 6:30 p.m. in the Civic Center Municipal Center Meeting Room at 16327 Lakeview Drive, Jersey Village, Texas 77040.

A quorum of the City of Jersey Village City Council may be in attendance at this meeting.

ITEM(S) to be discussed and acted upon by the Committee are listed on the attached agenda.

AGENDA

- A. Open Meeting. Call the meeting to order and the roll of appointed officers will be taken.
- 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.
- C. Consider approval of the minutes from the meeting held on April 30, 2024.
- D. Discuss and take appropriate action on potential bond items. *Robert Basford, Assistant City Manager*
- E. Select next meeting date.
- F. Adjourn.

CERTIFICATION

I, the undersigned, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at City Hall, 16327 Lakeview, Jersey Village, TX 77040, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: May4, 2024 at 7:00am and remained so posted until said meeting was convened.

Maria Thorne, Administrative Assistant

In compliance with the Americans with Disabilities Act, the City of Jersey Village will provide for reasonable accommodations for persons attending public meetings. Request for accommodations must be made to the Administrative Assistant by calling 713-466-2174 forty-eight (48) hours prior to the meetings. Agendas are posted on the Internet Website at www.jerseyvillagetx.com.

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

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

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

THE CITY OF JERSEY VILLAGE 2024 BOND COMMITTEE MET ON APRIL 30, 2024, AT 6:30 P.M. AT CLARK HENRY PARK POOL AT 7804 EQUADOR ST., 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

Curtis Haverty

Staff in attendance: Austin Bless, 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

Bill Schuster – 8 Peachtree Ct. – Mr. Schuster stated that he has lived in Jersey Village for over 40 years. He stated that the pool is old and that repairing or replacing it could improve property values and would attract young families. He expressed that spending some money on a nice pool would help the city in the long run.

Bill Edwards – 16001 Jersey Dr. – Mr. Edwards did a survey of all the North West area aquatic leagues and found that two thirds of the pools have six lanes and only one eighth of them have eight lanes. A few have less and some have more, but six lanes seems to be the standard number. He would like to know the square footage of the splash pad and pool area compared to with what is being proposed.

Jim Fields - 16413 Saint Helier St. – Mr. Fields asked if there documents that confirm that the pool is leaking. He stated that he had heard that it was a leak at the pump. He also asked how many meters long the pool was. The pool is 25 meters long.

John Hacker – 1644 Cornwall St. - Mr. Hacker said he has lived in Jersey Village for 24 years and that his family used the pool a lot when their kids were young He doesn't intend to use the pool anymore since he has one in his yard now, but that doesn't mean that he doesn't want one in his community. He feels that the pool needs to be inspected and that if there is a leak that it needs to be found and addressed.

- C. Consider approval of the minutes from the meeting held on April 23, 2024.**

A motion for approval of the minutes was made by Curtis Haverty and was seconded by Edward Lock.

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

Robert Basford communicated with Councilman-Hunsaker (CH) regarding concerns about the pool. CH will conduct an onsite inspection to assess the pool's condition and provide a detailed report with

cost implications for repair, renovation, and replacement options. This report will also include code and warranty information, as well as professional recommendations. The inspection will occur on May 13, followed by a community meeting in the evening where CH will present their findings and gather feedback. Staff will advertise the meeting and provide opportunities for community input.

Committee Concerns:

The committee feels the need to gather as much information as possible and consider all options before making recommendations to the citizens.

There's a debate about whether the pool needs fixing, with some committee members questioning whether people perceive it as broken.

Assessment and Recommendations:

CH's assessment will determine issues with the pool and provide recommendations.

Concerns are raised about potential leaks, ground movements, and ground currents, with some committee members questioning the need for these tests due to expenses.

Community Involvement:

There's a consensus among committee members to proceed with the assessment and involve the community in the decision-making process.

Some members prefer assessments by local companies, while others prioritize industry leaders recommended by pool companies.

Funding and Timeline:

The committee discusses the need for additional funds to conduct assessments and considers presenting the findings to the council for approval.

Some members feel rushed to make a decision by June or July, while others believe the pool can last for another two seasons.

Focus and Priorities:

There's a debate about whether to focus solely on the pool or consider combining pool and park projects. Some members prioritize the pool, while others suggest considering the cost-benefit analysis of combining pool and park projects.

Legal and Financial Considerations:

There's a discussion about limiting non-residents from using the facilities, but concerns are raised about legal limitations and higher costs for non-residents.

The committee considers the cost of benefit analysis and emphasizes the importance of the pool as a community asset.

In summary, the committee is grappling with various considerations such as the pool's condition, funding for assessments, community involvement, timeline, focus, legal constraints, and financial implications. They aim to make informed decisions that benefit the community while considering different perspectives and priorities.

E. Pool Tour – Isaac Recinos

Isaac led committee members, staff, and members of the community on a tour of the pool facilities and commented on the condition of equipment and the issues with codes. The following were viewed and commented on: the pump house, the acid room, the splash pad pump room, the UV sanitation system, and the placement of the restroom doors.

The baby pool was also discussed. Internal audits and consultation with Progressive Commercial Aquatics have revealed that the baby pool is not up to code. It needs an inline chlorine feeder, a change

to the discharge location, a pump house enclosure, and a chemtroller to bring it up to code. Staff will bring a proposal to council to consider approving the funds to bring the baby pool up to code, or to consider closing it down.

F. Select next meeting date.

Tuesday, May 7th at 6:30pm at Civic Center Auditorium

G. ADJOURN

There being no further business on the agenda, a motion was made by to adjourn the meeting by Curtis Haverty and was second by Edward Lock. The meeting was adjourned at 7:58 p.m.

Bond Committee staff report

Councilman-Hunsaker Update

I spoke with George Deines from CH once more regarding the facility assessment. They confirmed it will be an in depth full day.

The committee asked that we follow up with CH regarding the exclusions listed in their proposal (Geotech particularly). I have followed up with CH and they discussed that those additional assessments may not be needed until the initial assessment is complete, if at all. Upon completion of the initial assessment, they may recommend additional testing such as structural analysis, coring, ground penetrating radar, and potentially Geotech but they advised its more cost efficient to gather the big picture first with this initial assessment.

Reminder: The assessment is scheduled for Monday, May 13th, followed by an evening community meeting where they'll present their initial findings. Although it will be a condensed overview, they'll gather feedback from the committee and residents regarding potential pool construction if a replacement is deemed necessary. They'll also address any questions from the attendees. Using the insights gathered on the 13th, they'll commence work on the assessment report, findings, recommendations, and three conceptual plans for potential replacements.

We will be advertising for this meeting on the website and social media. We will also place an article in the weekly emails that the city sends out. Please be sure to spread the word to your neighbors and associations.

Councilman-Hunsaker assessment examples

See below for some sample reports and study documents that Councilman Hunsaker has put together. They come in all shapes and sizes with the goal of providing the necessary information to make an informed decision about the future of aquatics in each community.

https://ccrec.colorado.gov/sites/ccrec/files/documents/2023-06_R.C._Icabone_Pool_Assesment.pdf

<https://www.beaumontca.gov/DocumentCenter/View/36893/Pool-Assessment>

<https://www.stcharlescitemo.gov/DocumentCenter/View/2959/Parks-Department-Audit-of-Existing-Conditions-34-MB>

<http://fidalgopool.com/wp-content/uploads/2016/01/Fidalgo-Pool-Draft-Audit-Report-021717.pdf>

<https://resources.finalsite.net/images/v1655087254/d86hinsdale86org/ecsmr1rlt3qduwjvvgdd/AssessmentofPools-2016.pdf>

<https://dekalbparkdistrict.com/upload/DeKalbParkDistrictFinal2020-12-11.pdf>

<https://www.stannmo.org/DocumentCenter/View/3995/Options-Presentation-2021>

<https://coronado.primegov.com/Public/CompiledDocument?meetingTemplateId=764&compileOutputType=1> – the report starts on page 286 of the packet (page 311 of the PDF)

Local Commercial Pool Companies

- Cody Pools
- Watts Pools
- Sweetwater Pools
- Sunbelt Pools
- Butcher Pools

Square footage of Pool vs what the concept called for.

Existing 5,400 Sq Ft. 240,00 Gallons

Proposed

Activity pool 4,924 Sq ft. 105,710 Gallons Average depth 2.87 ft.

Lap Pool 8 Lane 4,512 Sq ft. 174,000 Gallons Average depth 5.15ft.

Bond webpage update

Pool history of repairs per year via table (includes PIR)

Years (Calendar)	Larger Pool Repairs pulled from our budget software.
2014	Brick coping spot repair
2015	Leveled concrete pool decking (spot treatment), pool house renovation (Kellogg brown and root)
2016	Jet line: Pool to main (plumbing), pool pump room roof and building repairs, pool deck expansion joints,
2017	
2018	Fuse and Valve Repair, ADA lift chair repair
2019	Tile and coping spot repair, multiport valve repair, VFD repair
2020	VFD pump replacement
2021	Pool deck resurfacing, new diving board, pool house remodel (change room, bathroom, guardroom), Waterline repairs in pool bathroom due to freeze.
2022	Replacement of Filter 1 bulkhead, filter sand, gravel & lateral repair, replaced diving board (warranty), new pool house restroom fixtures and Rockwall amenity.
2023	Unistrut Supports, bulkhead leak repair, PVC repair and replacement, replacement of Filter 2 bulkhead, filter sand, gravel & lateral repairs, Pool pumphouse electric panel full replacement.
2024	In wall step repair, PVC pipe repair for pumphouse leak.

Water fill issue from 2022-2024 & Pool Bond History

3/11/2022 broken lateral repair with filter sand replacement (leak)

Typical fill practice outside of pool season we use the pool fill by-weekly for roughly 15 minutes.

During season it depends on UV evaporation, bathing load etc. but fill practice was roughly once a week for 20 minutes.

2023 we experienced a need to fill every other day due to a low water level for roughly 20 minutes per occurrence which is indicative of a leak. We were losing 2000 gallons (1+ inch of water level) per day which is drastically more (4X) than the standard evaporation rate. The standard evaporation rate is 1/4 inch per day. We were told cracks in the shell wouldn't cause that much of a loss that there may be additional causes that are aiming towards subsurface piping and skimmers.

We informed council of the leak in May of 2023 and referenced the aging condition of the pool, pool decking, pump house, chemical system, etc.

Council directed us to gather what a 7,9 and 11 million dollar pool looked like. We conducted that project from late May to late July and ended with a 9.5 million dollar concept. This included some of the subsurface utilities and electrical upgrade that was to be split with the park project. We gathered feedback from residents at the pool during opening weekend and at the July 4th event. We collected surveys and posted online via social media and the website.

We also requested feedback from council asking how much they would like to continue to invest in pool maintenance/temporary fixes. They mentioned the maintenance budget will remain but will not increase and that any repairs beyond the maintenance budget would need to be considered and discussed on a case by case basis.

We fixed the pool bulkhead, Unistrut supports, the main water feed line, added a backflow, and repaired the steps late 2023/early 2024.

We were given a quote to repair the pool plaster for \$105,000 in January, as well as the pool tile and coping for \$39,000 with a clause stating there is evidence of earth movement which will affect the warranty. This coping project was recently completed in 2021 and hasn't lasted 3 years. Coping is usually done every 5 years.

These repairs have slowed the fill rate, but we are still filling weekly, 2 times as much as we were during 2022 as it stands today.