

MINUTES OF THE SPECIAL WORK SESSION MEETING OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, HELD ON NOVEMBER 18, 2019 AT 5:30 P.M AT THE CIVIC CENTER MEETING ROOM LOCATED AT 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

**A. The meeting was called to order by Mayor Mitcham at 5:30 p.m. with the following present:**

Mayor, Andrew Mitcham  
Council Member, Drew Wasson  
Council Member, Greg Holden  
Council Member, Bobby Warren  
Council Member, James Singleton  
Council Member, Gary Wubbenhorst

City Manager, Austin Bless  
City Secretary, Lorri Coody  
City Attorney, Justin Pruitt

Staff in attendance: Jason Alfaro, Director of Parks and Recreation; Isabel Kato, Director of Finance; and Harry Ward, Director of Public Works.

**B. CITIZENS' COMMENTS - Any person who desires to address City Council 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 Council Members are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to City Council.**

**Mark Maloy, 7803 Hamilton Circle, Jersey Village, Texas (713) 553-8625:** Mr. Maloy spoke to City Council about the dollars that are being spent by the City to operate the golf course. He wants to know why Council believes it is okay to spend these funds when Council will not give the maximum tax exemption for the homestead and for those residents over 65. He also gave information about the current golf course fund balance and provided historic figures and operating costs. He spoke to the purchase of new golf carts and the grey water project. He wants to know if the dollars that are being spent to buy the golf carts is coming from positive operating golf course revenues. He closed by speaking to the debt service amounts on the original golf course purchase and stated that these figures are not stated in the current golf course fund numbers.

**Vance Burnham, 16550 Village Drive, Jersey Village, Texas (713) 291-9587:** Mr. Burnham is the Golf Course Advisory Committee Chairman. He spoke to City Council, stating that he has been on the Committee for some 25 years on one level or another. He spoke about the bids that were received for the project to build the Golf Course Clubhouse and Convention Center and reported that the Committee is not in favor of reducing the square footage of the project. He stated that perhaps the City could use "naming rights" for the new facility as a source of funds or they might consider using "Hole Sponsors." Lastly, he suggested that the City could issue bonds to pay for the project.

**Susan Edwards, Jersey Village, Texas:** Ms. Edwards spoke to the golf course as well. She is a member of the women's group and the senior outreach group. Both groups have used the golf course facilities over the past several years. She spoke to clinics that were put on by the golf course and stated that she can see that more and more residents are beginning to use the golf course facilities because of these additional opportunities.

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**C. Discuss and take appropriate action regarding the design of the Jersey Meadow Golf Course Clubhouse and Convention Center.**

Jason Alfaro, Director of Parks and Recreation introduced the item. Background information is as follows: On April 16, 2018, the City Council approved Resolution Number 2018-20 authorizing the City Manager to negotiate an agreement with PGAL, Inc. for design of a new, Golf Course Club House. On May 14, 2018, City Council approved Resolution 2018-30 authorizing the City Manager to execute an agreement with PGAL for the design of a Jersey Meadow Golf Course Clubhouse.

On June 6, 2019, City Staff opened bids for the clubhouse building construction. The three bids we received were from Four Seasons Development Company for \$5,171,000, Bey Commercial Construction for \$5,400,006, and Stewart Builders Inc. for \$7,000,000. During the City Council meeting on June 17, 2019, council directed staff to revisit the plans with PGAL, value engineer areas of the project and rebid the project with alternates, which could include removing the parking lot component from the construction process.

On July 19, 2019, City Staff received the cost estimations and we discussed our concerns heavily with PGAL at a July 24, 2019 meeting. On August 1, 2019, PGAL stated they were engaging a cost estimator to review the project. On September 23, 2019, staff received the cost estimation and met with PGAL to discuss our options moving forward.

During the October 14, 2019 City Council meeting an agenda item was presented to discuss a few golf course clubhouse options. After discussing the topic with City Council, a workshop was deemed necessary in order to obtain more detailed information on the project.

During the November 18, 2019 Work Session Meeting, Council discuss the Cost Savings Measure spreadsheet. It was noted that most of the savings would come from eliminating some items from the design to include the parking lot, porte-cochère, dumbwaiter and HVAC system. The recommended reductions amount to approximately \$1 million, bringing the project total to approximately \$4 million with no reduction in the square footage. However, this would not include any monies for FF&E expenses. The other option is a complete redesign. In connection with the redesign, the single story design handout was reviewed. It reduces the square footage to about 9,000 square feet. There were four (4) different variations and all were reviewed.

Council concluded that there were two pathways for moving forward either reduce the square footage with a single story redesign or value engineer the original design.

With this in mind, City Council discussed that in order to use HOT fund dollars to help fund the project, the facility must include a convention center. Mr. Alfaro explained that the convention center piece of the facility would be used to bring heads in beds and would host such events as weddings, golf tournaments, family reunions, etc. The single story redesign of the convention center space still provides room for some 160 seats. However, some

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members felt that the single story design requires a mixing of golf course attendees with convention attendees and felt that this mixing would not be appropriate.

The types of events were discussed by the Council. They discussed how having a two-story building would be beneficial as compared to the redesign into a one-story building. The cost per square foot was discussed and how much would be saved by switching to the one-story design. There was also discussion about the revenues expected from the golf course and how these revenues would help offset some of the costs.

In connection with golf course revenues, Staff explained that currently, because of the size of the facility, they are not asked to host charity events. They added that in hosting a large tournament, it is not uncommon to bring in \$15-\$20,000.

Council discussed the option to remove the fire barrier between floors, as it is not needed.

Council then discussed what went wrong with the bids in order to get an understanding about how to move forward with this project. They felt it was necessary to discuss what went wrong in order to illuminate the mistakes that lead to the disparity between the estimates and the final bids. The PGAL Consultant spoke to this issue. He gave the history of the bidding process and the spread between the numbers, stating that perhaps more time was needed for the bidders. He also felt that some features needed to be removed from the project and built at a later date in order to bring down the total costs of the project.

Some members felt that PGAL underestimated the cost of the project. Council was concerned that vendors were not given more time to present bids and wondered how this affected their final numbers. Some felt that conceptually speaking we are building a convention center / clubhouse. It needs to be a two-story building. Reducing the size may not work. It was concluded that we originally came up with an 11 square foot design for a reason. Some wondered if monies could be saved by economies of scale if this facility was built in conjunction with City Hall since that project is being built for much less per square foot.

With this in mind, some members felt that we might want to see what happens with the City Hall bids in order that we can get a better deal with economies of scale to keep a two-story building. Most members were not in favor of forcing the project forward at this time since we will end up with a building that will not suit our needs.

The project with PGAL will cost \$450 per square foot but City Hall is considerably less. Some members felt that there is not enough information as to why it is \$450 per square foot and that it might be a good idea to see what the bids come in for the City Hall project. If the numbers are good that will hold the answer. The City Hall project will be on the December agenda for consideration.

It was the consensus of Council to get PGAL, Collaborate, and the City in the same room in order to discuss the project and to come back with something that suits the needs of the City.

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Council discussed the pros and cons of a one-story option versus a two-story option. Council wants a two-story option.

Most members felt the bid process was responsible for the discrepancy between the initial estimates and the final bids for this project.

The price per square-foot is the real metric for moving forward. Council wants to know what we are getting for our money. If a one-story facility is less per square foot and satisfies our needs okay, but a two-story facility is preferable. In addition, if we build it we want it to be scalable and work for the future.

It was the consensus of Council to bring the parties together with to see what can come of it.

**ADJOURN**

With no further discussion, the meeting was adjourned at 6:24 p.m.

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Lorri Coody, City Secretary

