

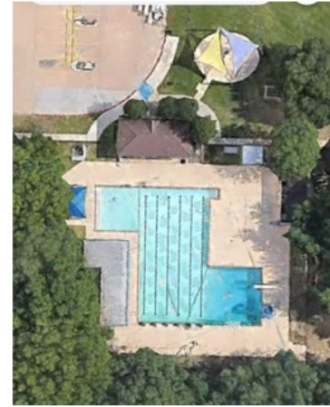
A TALE OF TWO POOLS

WILCHESTER POOL
880 Yorkchester Dr, Houston, TX 77079

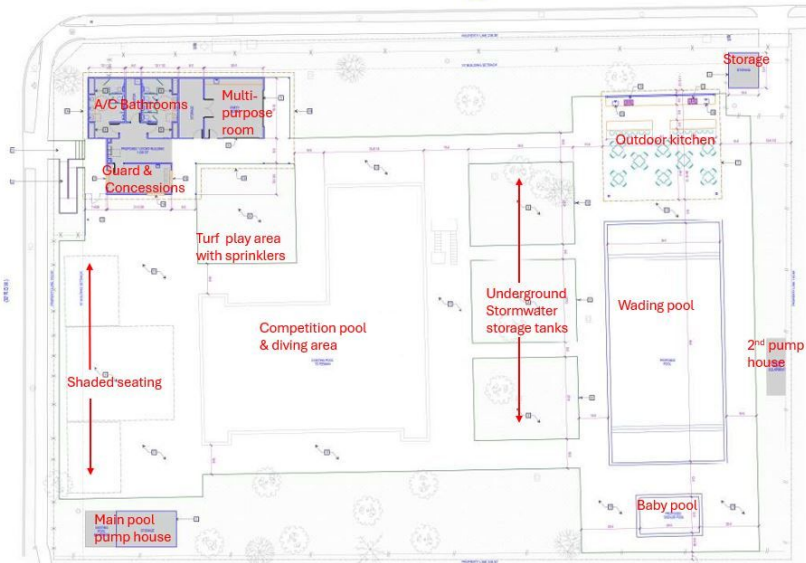


THEN
Before
2025

JERSEY VILLAGE CITY POOL
Clark Henry Park



NOW
July
2025



A TALE OF TWO POOLS - HOW TWO SIMILAR POOLS GOT SUCH DIFFERENT FUTURES

<p>Wilchester Pool built 1975</p>	<p>1974 1975</p>	<p>Jersey village Pool built 1974, donated by Cameron Iron works.</p>
	<p>2021</p>	<p>Repairs & updates: New diving board installed; Pool House remodel; Pool re-decking.</p>
<p>"Band-aid fixes" to stay open for 2024 <i>Building & bathrooms:</i> "Emergency repairs Infrastructure & usage issues: Lap pool: pump and equipment failure, resurfacing, electrical filtration. Rock Pool: Major pool leak, equipment failure, resurfacing, electrical, filtration; Closed summer 2024. Baby Pool: Major pool leak equipment failure, resurfacing, electrical, filtration. Bathroom/Guard Building: Roof disrepair, plumbing & electrical system failures, not insurable in current condition. Vandalism & use by non-residents: during business hours and after hours. City of Houston shut down pool for 5 months 12/2023 to 4/2024 due to failing equipment. SPRING 2023 STARTED RESEARCH ON LONG TERM SOLUTIONS</p>	<p>2023</p>	<p>Updates: Pool House Restroom Fixtures; Pool Rock Wall (\$48,200, maybe installed 2022). Issues: There were stains on the plaster; the Baby Pool was grandfathered ADA compliant; the City suspected there was a small leak but did not perform a professional leak detection test as suggested by Progressive Commercial Aquatics. JV City Council was made aware of pool conditions and publicly decided to build a new pool. JV City Council instructed staff to create renderings of \$6M, \$10M & \$15M pools, but it was later revised to \$6M, \$8M & \$11M pool designs. Staff engaged and paid (\$?) Progressive Commercial Aquatics to do the design portions. Concepts were designed to contain an 8-lane pool, a leisure pool, a new bathhouse and a new pumphouse. Mockups of a few pool designs containing three levels of amenities were prepared for the community to consider. Amenities for the community to consider were a water slide, splash pad play structures, a heater, sport amenities and rentable areas within the pool such as pavilions and seating nooks. The pool complex was combined with larger park improvements for a \$19M bond to be voted on November 7, 2023. No single unique pool design was proposed. THE BOND FAILED.</p>
<p>March – April 2024 gauged community interest in major renovations Conceptual design drafted Contractor outreach and site visit Wilchester Preliminary cost is estimated to be \$2.2M</p>	<p>2024</p>	<p>The City hired and paid (\$19,500) Councilman-Hunsaker to create pool drawings for a pool complex. Councilman-Hunsaker is a world renowned Olympic and professional pool designer/project management company.</p>

Description	Estimate (\$)
Pool Construction	625,000
Sitework	335,000
Detention	200,000
General Infrastructure Requirements	135,000
Mechanical & Electrical	125,000
Insurance & Fees	125,000
Security & Lightening	125,000
Wood & Plastics	117,000
Finishes	76,000
Doors & Windows	42,000
Building Concrete	30,000
Masonry & Metals	22,000
Moisture Protection	25,000
Specialties & Equipment	13,000
Estimated Subtotal	2,000,000
Contingency (~10%)	200,000
Estimated Total	2,200,000

~1.5M or 70% of Budget is in Infrastructure

Phase 1 Pre-Construction

August 5, 2024 Election PASSED Budget & Funding

Finalized Architectural & Engineering plans
 Obtained bids, selected contractor pending bank approval,
 obtained bank approval for a 5-year loan.

Phase 2 Wilchester Demolition & Construction

January 2025 began **demolition**; After demolition only lap pool shell (minus plaster, tile, coping), lap pool pump house and shade structure remained.



Councilman-Hunsaker created multiple concept drawings for various costs.

One concept was for a two-pool facility that would include two rectangular shaped pools: a competitive lap pool and a shallow play pool with a slide. Neither pool was deep enough for a diving board.

A **\$10.1M bond** election for a pool complex on November 5, 2024 **FAILED**. Again, no single unique pool concept design was clearly proposed to voters.

2025

During January 2025, some JV residents became aware of the demolition of the Wilchester Pool demolition, as well as the HOA's website, where they documented their proposed process to return to a restored and new pool complex. **During January, the Wilchester information was passed to the JV City Council.** Despite this information, during February 2025 JV City Council voted to **demolish the JV pool, including the one-foot-thick concrete pool shell. The pool was demolished and filled by the end of February 2025.**

The JV City Council recently revealed plans for a **\$6.5M pool bond election during November 2025.** According to the JV Website "This bond would **pay for a new pool and pump house equipment.** It is not anticipated that it would pay for any new restrooms, shade structures, or other buildings associated with the pool area". **The**

Construction followed.

Mid-June 2025 opening: renovated lap pool & pump house, new clubhouse. Underground stormwater storage tanks completed. New outdoor kitchen is nearing completion. The Wading & Baby pools and their pump house were still under construction on July 22, 2025.

Wilchester will have these features in their new pool complex that will cost under \$2.2M:

1. A renovated, re-plastered L-shape lap pool with new tile and coping.
2. A renovated main pump house - added siding to original pump house and added new equipment.
3. Shade for seating area next to main pool remains
4. NEW air-conditioned club house with office, bathrooms, a rentable multi-purpose room and an ice machine.
5. NEW artificial turf area between the clubhouse and the seating area with sprinklers for kids to play
6. NEW large outdoor kitchen with 2 built in BarBQ appliances and covered seating
7. NEW large resort style wading pool
8. NEW baby pool
9. NEW pump house to service the wading pool and baby pool
10. NEW 3 underground stormwater storage containers required by the City of Houston
11. NEW security possibly using key fobs for entry to keep out non-Wilchester homeowners
12. NEW fencing, sidewalks and landscaping

City verbally stated that it does not intend to present voters with a Concept Drawing or itemized preliminary cost estimate before the bond election, as Wilchester did.

JV Mayor, City Council & City Management in charge May 2022 -May 2025

Proposed First & Second Pool Bonds and Pool Demolition

	5/2022-5/2023	5/2023-5/2024	5/2024-5/2025
Bobby Warren	Mayor		
Drew Wasson	Place 1		
Sheri Sheppard	Place 2		
Michele Mitcham	Place 3		
James Singleton	Place 4		
Connie Rossi	Place 4-voted Nay for demolition		
Jennifer McCrea	Place 5		
Austin Brees	City Manager		
Robert Basford	Assistant City Manager		