

AGENDA

**CITY OF TAYLOR, TEXAS
SPECIAL CITY COUNCIL MEETING
CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET**

NOVEMBER 15TH, 2011, 7:30 P.M.

CALL TO ORDER AND DECLARE A QUORUM

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

1. Receive staff presentation and consider options for funding a municipal recreation center. (Jim Dunaway)

ADJOURN

The Council may vote and/or act upon each of the items listed in this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 pm on November 12, 2011 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

In compliance with the ADA the City Hall and Council Chambers are wheelchair accessible. Reasonable accommodations will be provided for persons attending city council meetings in need of special assistance. Please contact Susan Brock, City Clerk, at least 24 hours prior to the meeting for special assistance.

Posted By:  Date/Time 11-10-11
Jeff Straub, Assistant City Manager



City of Taylor 2004 Parks, Recreation
& Open Space Master Plan

SUMMARY OF OUTDOOR FACILITY PRIORITY ITEMS

Taylor Parks, Recreation and Open Space Master Plan

Facility		High	Moderate	Low
1.	Playground Equipment For Children	•		
2.	Picnic Areas/Pavilions	•		
3.	Soccer Fields	•		
4.	Benches/Seating Areas	•		
5.	Basketball Courts	•		
6.	Water Recreation Activities	•		
7.	Extend Trail System		•	
8.	Softball Fields		•	
9.	Open Spaces/Natural Areas		•	
10.	Baseball Fields		•	
11.	Sand Volleyball Courts		•	
12.	Tennis Courts			•
13.	Practice Athletic Fields			•
14.	Football Fields			•
15.	Skate Park			•
16.	Amphitheater/Performing Arts Space			•

SUMMARY OF INDOOR FACILITY PRIORITY ITEMS

Facility		High	Moderate	Low
1.	Teen/Youth Center	•		
2.	Recreation/Multi-Use Center	•		



RECOMMENDATIONS FOR INDOOR FACILITY IMPROVEMENTS

1. Provide a Teen/Youth Center in a central location for Taylor residents. The teen center could provide areas for concessions, games, fitness, pool/ping-pong, computer room and a video room. Pursue the possibility of a joint-use agreement with the Taylor Independent School District. Consider the possibility of combining this facility with the development of a recreation center.
2. Provide a new Recreation/Multi Use Center centrally located for the citizens of Taylor. Potential amenities could include a gymnasium, dressing rooms/showers, multi-purpose meeting/game/craft rooms, weight/aerobic rooms, kitchen area, party rooms/rentals, supply room/storage and staff offices. The center could also incorporate a teen/youth center. Size of Recreation Center shown to be +/- 25,000 s.f. based on development standard of 1 s.f. per person.

*Note: Supplemental recommendations for indoor facility programming to be added and adopted by the City of Taylor in Spring 2005.





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15 June 2011

In accordance with our discussions, we believe the following conceptual budget establishing probable construction costs for the Taylor Facility:

15,000 SF YMCA Exercise / Healthcare Facility x 125.00	= \$1,875,000.00
5,000 SF Pool Facility with lockers / shower facilities x 140.00	= \$ 700,000.00
2,000 SF Play / Activity Pool x 190.00	= \$ 380,000.00
150 Cars of On-site Parking x 1,750.00/car	= \$ 262,500.00

Total Conceptual Budget – YMCA / Pool Facility	= \$3,217,500.00
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The above conceptual budget excludes normal soft costs such as architectural / engineering fees, geotechnical investigations, materials testing and utility impact / permit fees and building permit fee.

Should you need any further assistance, feel free to contact me.

Sincerely,

Curtis Cline
Vice President and COO

Jim Dunaway

Subject:

FW: YMCA Estimates

20,000 Sq. Ft of Recreation Space: Includes Health & Wellness, Gymnasium , Youth, Teen and Family Space x \$125. Sq. Ft.	\$2,500,000
5,000 Sq. Ft. Pool Facility x \$140. Sq. Ft.	\$700,000
2,000 Sq. Ft. Play/Activity Pool x \$190. sq. ft.	\$380,000
150 cars of on-site parking x \$1,750.00/car.	<u>\$262,500</u>
<u>Subtotal</u>	<u>\$3,842,500</u>
Soft Costs 10% Allowance: Adjusted probable construction budget including gymnasium and soft costs	\$384,250
<u>Total</u>	<u>\$4,226,750</u>

Project Summary of Remaining Funds

Remaining CO's Funds:		
2008 CO's	\$1,239,159.00	Projected Expenditures (\$1,239,159.00)
Remaining CO's Funds:		
2010 CO's	\$4,403,657.00	(\$1,668,657.00)
	<u>\$5,642,816.00</u>	<u>(\$2,907,816.00)</u>
Remaining Balance from CO's	\$2,735,000.00	
Projects Requiring Funding:		
CCN Amendments		(\$50,000.00)
Airport West WW Main		(\$180,000.00)
CDBG Water Bores		(\$75,000.00)
W/WW Rate Study		(\$30,000.00)
Minus Recomm. Proj.		<u>(\$335,000.00)</u>
CO Funds Available to Redirect	\$2,400,000.00	
Funds Rec'd From Outside Sources	\$1,150,000.00	
Total All Funds Available	\$3,550,000.00	

City of Taylor/YMCA Potential Agreement Points

- The City of Taylor will construct a recreation center with available capital that will include the construction of an indoor pool to the specifications described by the YMCA. The building size will be dependent upon construction costs and available capital funding which is currently estimated to be between \$3.1-\$4.3 Mil.
- The equipment that is utilized to operate the facility's programming will be underwritten by the YMCA and are assets of the YMCA.
- The YMCA will immediately extend their current facility lease and will continue to provide and/or enhance current services until occupying the new facility.
- The City of Taylor will pay for utilities, landscaping, lawn maintenance, pool chemicals and major building maintenance.
- The YMCA will provide compensation to the City of Taylor for use of the facility by one of the following mechanisms:

OPTION 1 - Rent

Rent paid for the City of Hutto owned 25,000 sq. ft. facility will be \$50,000 per year (or \$2.00 per sq. ft.), and the YMCA will pay all utilities. The Taylor facility's size is projected to be 17,500 sq. ft. Taylor's membership fee however will be \$41 (or 75.6%) of Hutto's \$54 fee.

It seems that a reasonable rent could be for the YMCA to therefore pay 76% of the Hutto amount per sq. ft., (75.9% of \$2.00 per sq. ft. = \$1.52 per sq. ft.) or \$2,216.67 per month, which is \$26,600 per year.

It is suggested as a possibility after reviewing the YMCA's proposed budget for the new facility that the \$26,600 rent could be recovered from a reduction in budgeted \$4,560 increase in advertising costs and the \$88,850 budgeted increase in supplies.

membership fee		bldg size	Total	per yr sq ft	Monthly
\$ 54.00	Hutto	25000	\$ 50,000.00	\$ 2.00	\$ 4,166.67
\$ 41.00	Taylor	17500	\$ 35,000.00	\$ 2.00	\$ 2,916.67
76%	Percentage	17500	\$ 26,600.00	\$ 1.52	\$ 2,216.67

OPTION 2 - In-kind recreational services in lieu of rent

It has been also suggested that instead of paying a lease that would feasibly add to an operating loss by the YMCA, that the YMCA would commit to providing an equivalent of the rent in in-kind free services to the City of Taylor in the form of recreational programs, free swimming instruction, etc. The nature of these services would be defined annually by the City of Taylor and the YMCA.

Either adopted arrangement (or any combination of the two) would be reviewed at 5 year increments and could be modified at that time, unless the YMCA exceeds 1,000 units on March 1st of any year. Should the YMCA exceed 1,000 units on March 1st of any year, rental rates will be reviewed at that time.

- The total term of the agreement shall be at least 30 years.