



FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

# CITY OF GEORGETOWN'S PARTNERSHIP OPPORTUNITIES WITH THE YMCA

**Danny Meigs**  
Georgetown Resident  
Founders Group Chairman – Georgetown Family YMCA

**Mark Dietz**  
Georgetown Resident  
YMCA GWC - Metro Board Member

**The Y.™ For a better us.**

## WHY WE'RE HERE

We are pleased to be invited to discuss a joint partnership between the YMCA, the City of Georgetown, and GISD to provide enhanced recreation to the community on the west side of Georgetown.

This project meets many of the goals outlined in the city's Master Plan. There are 3 key components that we would like to discuss...

# #1. CITY'S OVERALL GOAL TO PROVIDE RECREATION

Table E-4 Summary of Facility Needs by 2020 (in alphabetical order)			
Facility	Current Amount	2020 Need Based on Future Population	Level of Need
Baseball Fields	8	33	High
Basketball Courts	11	19	High
Disc Golf Course	2 full courses	6	Moderate
Large Pavilions	26	66	Very High
Picnicking Facilities	Varies	Varies	Very High
Playscapes	31	66	Moderate
Practice Fields	4	26	Very High
Recreation Center	1	2-3	Moderate
Softball Fields	7	15	High
Soccer Fields	10	26	High
Spraygrounds	0	5	Very High
Swimming Pools	5	6	Low
Support Facilities	Varies	Varies	Very High
Tennis Courts	11	38	Moderate
Trails	6.4 miles	26.3 miles	Very High
Volleyball Courts	8	26	Moderate

The City of Georgetown would benefit greatly by growing from 1 Recreation Center to 2-3.

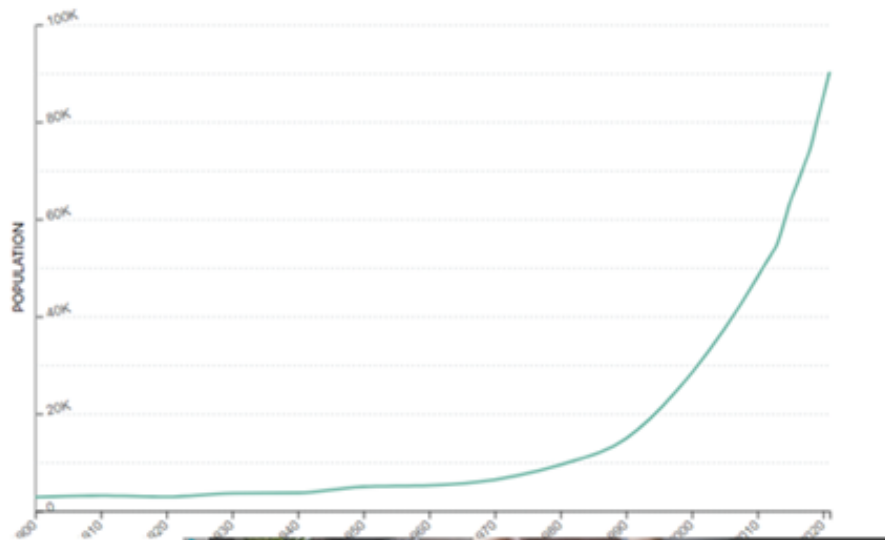
# GEORGETOWN'S GROWTH ON THE WEST SIDE

6.27% is the **current** growth rate for Georgetown as of 2021.

The projected growth rate for Williamson County is 3.2%.

Georgetown, Texas Population 2021

90,262



## #2. PARTNERSHIP OPPORTUNITIES

### 2. The System will be Well Funded and will Actively Pursue Partnership Opportunities

- The citizens of Georgetown have provided strong support in recent bond votes.
- The parks system will be adequately funded - the parks system will be funded to a level that corresponds to its importance to the citizens of Georgetown. It will be encouraged to flourish.
- The parks system will use all available land resources - every land resource in the City will be considered for its potential as a park or open space resource since there are too few available open space and suitable park sites. Schools and drainage land should be considered in the overall parks equation of the City.
- School parks must be a vital part of the parks system - parks adjacent to elementary or secondary school sites must be a vital resource for the citizens of Georgetown in the future.

## #3. CORE SERVICES

### 3. The System will Identify and Focus First on “Core” Services

- The Department will focus on providing basic services that serve a significant portion of the population. These will be measured against five desired outcomes.
- **Livability of the Community** – provides diverse recreational opportunities and experiences for all citizens of Georgetown.
- **Health** - provides opportunities to improve the health of all residents of Georgetown.
- **Youth** – provides learning and recreational experiences for the youth of Georgetown.
- **Revenue** – provides opportunities for revenue, but only if not at the expense of the other desired outcomes. The system’s top priority should not be for-profit or to make revenue so much so that park and recreational facilities and programs are only available to an elite portion of the population. The priority should be to provide parks and recreation to all residents first, and then revenue returns second.
- **Outdoors** – provides opportunities to experience the outdoors in many different ways.



The Williamson County YMCA  
has a long history of partnering  
with municipalities and ISDs...





# CHASCO FAMILY YMCA

Round Rock, TX

City of Round Rock pool managed by the YMCA







# TWIN LAKES FAMILY YMCA

Cedar Park, TX

Outdoor Williamson County pool managed by the YMCA





# **TWIN LAKES PARK**

Cedar Park, TX

Williamson County park managed by the YMCA



# HUTTO FAMILY YMCA

Hutto, TX

City of Hutto rec center managed by the YMCA





# YMCA OF THE HIGHLAND LAKES

Burnet, TX

City of Burnet rec center managed by the YMCA

# **WHAT IF THE YMCA, GISD, AND CITY OF GEORGETOWN PARTNERED TO BUILD A WEST SIDE REC/AQUATIC CENTER?**





Outdoor  
Pool  
GISD

Dry Area  
Recreation  
YMCA &  
City

# **CURRENTLY THE PLANNED FACILITY ON THE WEST SIDE MIRRORS MANY OF THE SAME AMENITIES AS THE GEORGETOWN REC CENTER**

## **Planned Facility:**

- Health and Fitness Areas for Adults
- Children/ Teen Areas
- Indoor/Outdoor Aquatics Components
- Gymnasium (1)

## **THE FOLLOWING AMENITIES THAT ARE OFFERED AT THE CURRENT GEORGETOWN REC CENTER, ARE CURRENTLY NOT IN THE FUNDING PLAN FOR THE WEST SIDE FACILITY**

- Racquetball Courts
- Multi-purpose rooms
- Indoor running/walking track
- Gymnasium (2)



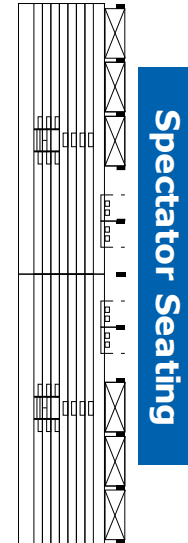
# HOW COULD THIS PARTNERSHIP COME TOGETHER?

## Projected Budget

Outdoor Pool	\$15M
Shared Use (GISD/Public) Indoor Pool/Lobby/Locker Rooms	\$6M
YMCA Dry Areas	\$8M
<b>TOTAL</b>	<b>\$29M</b>

# GISD COMPETITIVE OUTDOOR POOL – EST. CONSTRUCTION COST: \$15M

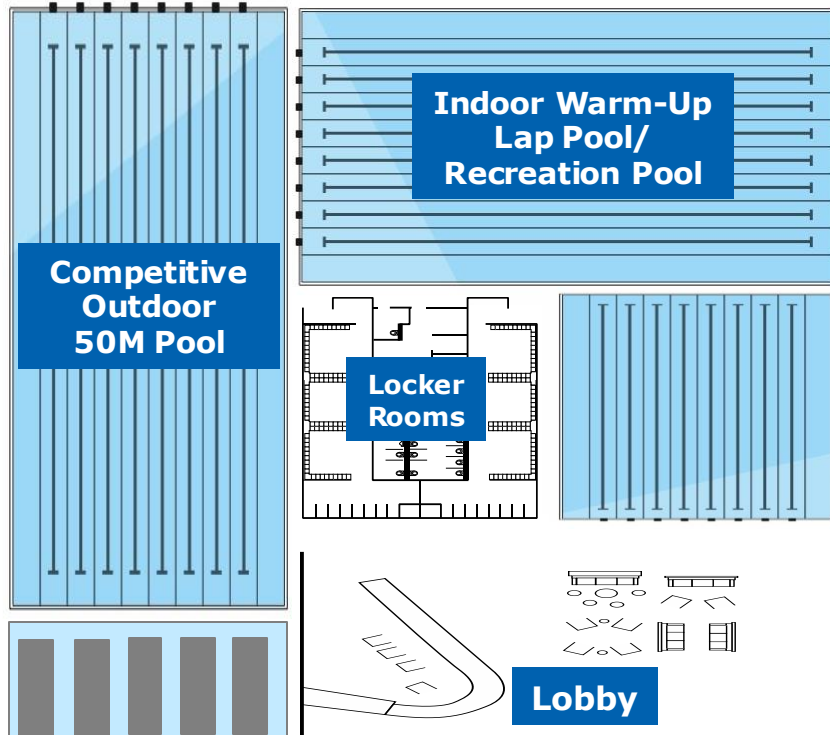
- 100% Funding responsibility
- GISD Bonds



# SHARED USE (GISD/PUBLIC)

## INDOOR POOL/LOBBY/LOCKER ROOM -

EST. CONSTRUCTION COST: \$6M



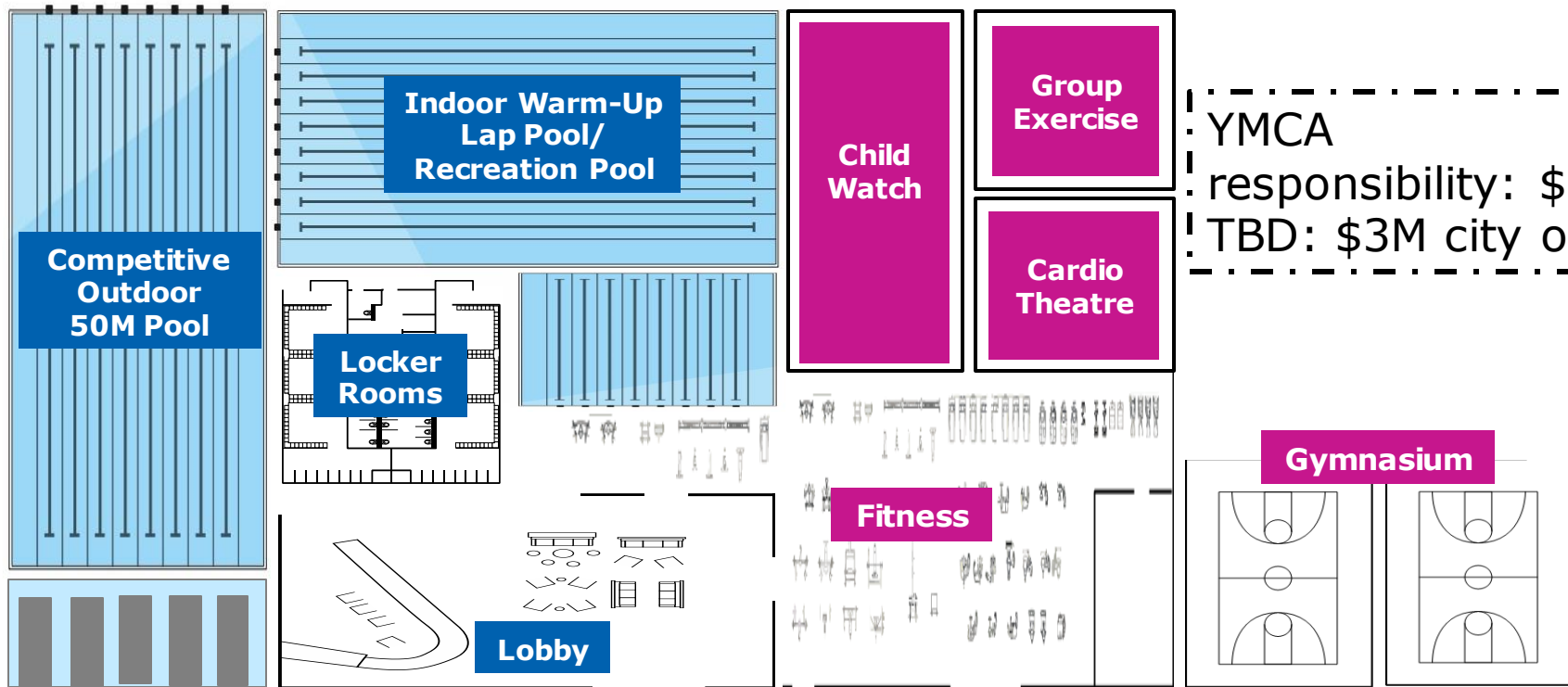
50% cost sharing

GISD: \$3M

YMCA: \$3M



# YMCA DRY AREAS – EST. CONSTRUCTION COST: \$8M



YMCA  
responsibility: \$5M  
TBD: \$3M city of GT?

## Identified Sources

GISD Funds	\$18M
YMCA Funds	\$8M
<b>TOTAL</b>	<b>\$26M</b>
Shortfall	(\$3M)*

\*Unless project size increases  
(second gym, or other amenity not  
included in current plan)



**The YMCA and GISD** will be responsible for all Operational Costs related to the center.



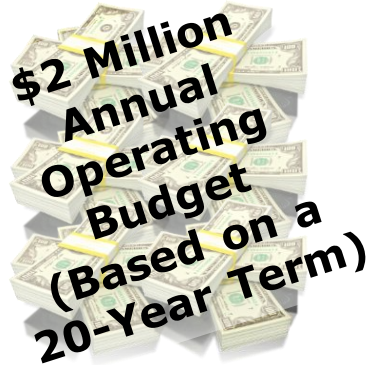
**Why partner** with the YMCA & GISD for the construction of a municipal recreation/aquatics center?



**IF A CITY CONSTRUCTED AND OPERATED A NEW RECREATION CENTER,  
THERE ARE SOME INDUSTRY STANDARD ASSUMPTIONS THAT APPLY.**



**Facility Capital**  
construction  
**\$30M**



**\$2 Million  
Annual  
Operating  
Budget  
(Based on a  
20-Year Term)**

**Operating Subsidy**  
(\$1M annually)  
50% avg. recapture rate over  
20-year term  
**\$20M**



**Capital Equipment**  
(and ongoing equipment  
investment)  
\$50k annually x 20 years  
**\$1M**



**Capital  
Maintenance**  
(\$100K annually)  
x 20 years  
**\$2M**

**\$53,000,000**

# POTENTIAL CITY OF GEORGETOWN/YMCA/GISD PARTNERSHIP EFFICIENCY PROJECTIONS



**Facility Capital**  
construction

**\$18M GISD**

**\$8M YMCA**

**\$3M City of GT\***  
(depending on amenities)



**Operating Subsidy**  
(\$1M annually)

~~**\$20M**~~



**Capital Equipment**

~~**\$1M**~~



**Capital Maintenance**

~~**\$2M**~~

**\$3,000,000\*** (depending on amenities)

**COMPARED TO \$53,000,000**

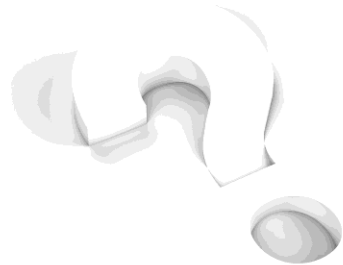
A woman with blonde hair, wearing a dark blazer over a light-colored top, is smiling and looking towards the right. She is seated at a table, and her hands are clasped in front of her. Other people are partially visible around the table, suggesting a meeting or community gathering.

## COMMON QUESTIONS

**Isn't the YMCA a membership organization?  
Can anyone utilize a municipal facility that  
is operated by the YMCA?**

Yes, the term “member” is synonymous with “annual user” which is the terminology typically utilized in a municipal recreation center.

Community members can choose to pay an annual or a day pass fee.

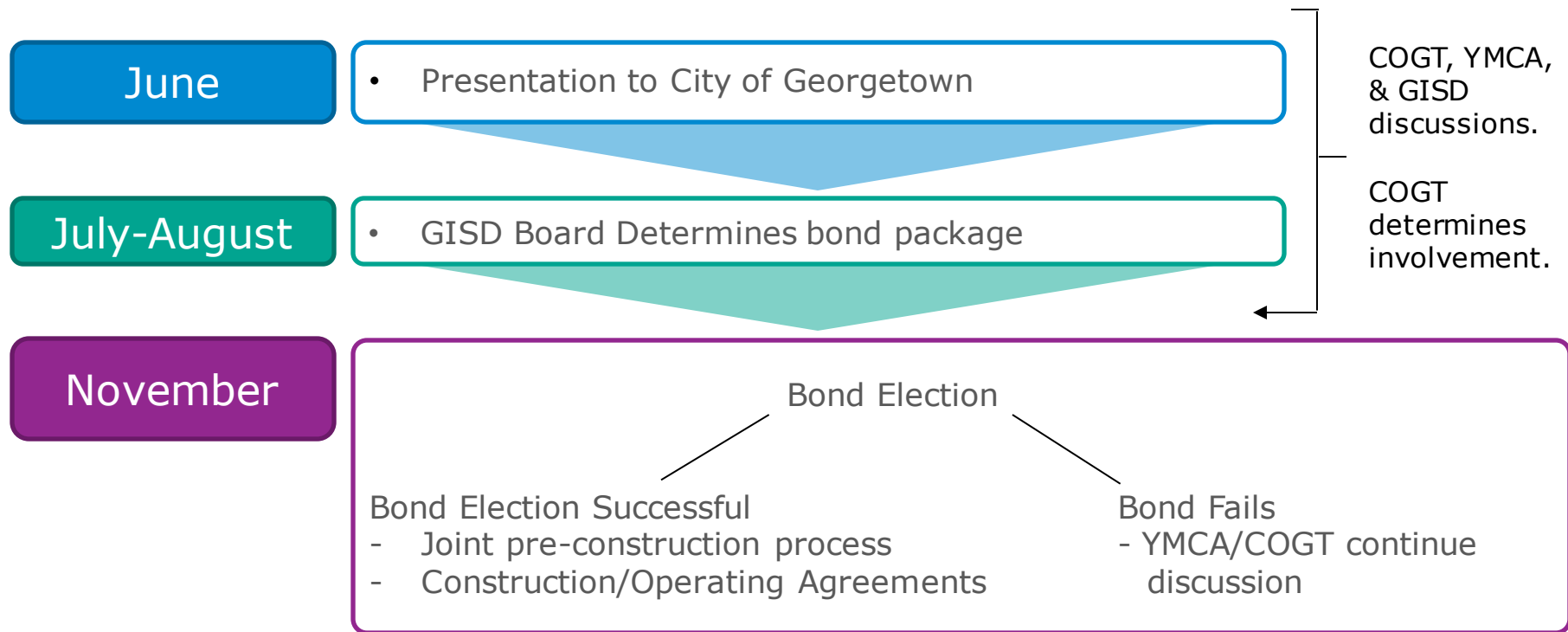


The YMCA provides financial assistance (scholarships) to those who wish to access the facility and utilize the programs and services but are unable to pay due to financial hardship.

**SO, IF THE CITY WANTED TO  
PARTICIPATE...**

**WHAT NEEDS TO BE DONE?**

# TIMELINE







# QUESTIONS?

YMCA OF GREATER WILLIAMSON COUNTY

**The Y.™ For a better us.**