

Item Title: Approval of First Amendment to Memorandum of Understanding with Town of Rolesville for Planning of New Library on Town Campus Property

Specific Action Requested:

That the Board of Commissioners authorizes the County Manager (or designee) to execute the First Amendment to the Memorandum of Understanding with the Town of Rolesville for planning and design of a library on the future site of the proposed Town Campus, subject to conditions acceptable to the County Attorney.

Item Summary:

- Purpose:** The Board of Commissioners must approve entering into any Memorandum of Understanding (MOU) or its amendments with local and state government entities.
- Background:** In 2021, following completion of a preliminary master plan and conceptual study, the Town of Rolesville purchased 17.02 acres of assembled property along East Young Street near the historic center of the downtown area. The Town plans to develop this property as a Town Campus, to include a fire station, police station, town hall and other facilities. In addition, the Town is very interested in having the County locate a new library on this property in coordination with the other proposed Town functions. The Town of Rolesville is the only remaining municipality without a public library within its boundaries.
- A Memorandum of Understanding (MOU) was previously approved by the Board in September 2022, but expired in May 2024. This amendment reinstates the original MOU and has been developed to facilitate further coordination in the planning and design of the planned community library within the proposed Town Campus.
- Strategic Plan:** This action supports Lifelong Learning Goal 4: By 2029, three out of four residents asked will share that Wake County has high-quality education-based facilities, including schools, libraries, and other educational resources.
- Fiscal Impact:** Design and construction of the future Rolesville Community Library is funded through a Bond Referendum approved on November 5, 2024. Funding for this project is appropriated in the FY 27 Capital Improvement program.

Additional Information:

This MOU calls for the County to work collaboratively with the Town of Rolesville to develop a community library on property previously purchased by the Town for development of a Town Campus. In 2023, the Town began a site planning and

development process for this property and initiated preliminary planning and design for a fire station, police station, town hall and other potential municipal related facilities that may be located on this site. At that same time, the County also began preliminary design of a community library for the purpose of coordinating a location on the Town's site.

The County will resume design of the library on the Town Campus this summer. This library is tentatively planned to be approximately 12,000 – 14,000 SF. Approximately 75-80 parking spaces will be required to support library patrons at this location and those parking spaces will be integrated into the Town's parking plans for their Town Campus. Below is an early version of the Town's Master Plan. The library footprint (upper left) has evolved to a slightly different configuration than that shown but will be closely coordinated with the Town's development plans.



The Town will be responsible for planning, designing, constructing, permitting owning and maintaining the public street extensions and water and sanitary sewer lines associated with the public street extensions proposed for the core portion of the Town Campus. The Parties will together develop a scope of utility infrastructure that will serve the library, including the location of Town utility service lines and appropriate demarcation points for County utility extensions. The County will pay to connect the utility service lines necessary for operation of the library to the Town's public utilities. Construction of the library is planned to begin in late 2027. It is anticipated that Schematic

Design of the library will be brought to the Board for approval in late Fall 2026. The Town's current schedule calls for construction of their Fire Station and Police Station to begin in mid-2027, so it is likely that all projects will be under construction concurrently.

A more detailed Interlocal Agreement (ILA) will be prepared for approval by each governing board once the exact scope of each party's development and its associated costs are defined, and prior to construction. The Town plans to present this MOU Amendment to their Board for approval at their June 16 meeting.

Attachments:

1. First Amendment to Memorandum of Understanding