

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

Specific Action Requested:

That the Board of Commissioners authorizes the County Manager to execute a Memorandum of Understanding with the Town of Rolesville for advanced planning and schematic 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) 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 future 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) has been developed to facilitate coordination in the planning of a future community library within the proposed Town Campus. This action authorizes staff to execute the MOU.

Board Goal: This action supports Growth and Sustainability Goal 1: Preserve and enhance the County residents' quality of life through coordinated land use and transportation planning. Specifically, this action supports key strategic action GS 1.2: Create a vision and action plan for Wake County in partnership with municipalities.

Fiscal Impact: Funds are included in the FY 2023 Libraries element of the County Capital Fund. \$100,000 is available for advanced planning and schematic design of a library. No additional funding is appropriated for further development or construction of a library at this time. This project may be considered for a future Library bond.

Additional Information:

This MOU calls for the County to work collaboratively with the Town of Rolesville to develop a community library on property recently purchased by the Town for development of a Town Campus. Later this fall, the Town will begin a site planning and development

process for this property and may initiate preliminary planning and design for a police station, town hall and other potential municipal related facilities that may be located on this site.

Concurrently, the County will also begin the planning and schematic design of a community library on the Town Campus, in close coordination with development of the Town Campus Master Plan by the Town. This library is tentatively planned to be approximately 12,000 SF. Approximately 75 parking spaces will be required to support library patrons at this location and those parking spaces will be integrated with the Town's parking plans for their Town Campus.

At the conclusion of Schematic Design, the Town and County will jointly present their plans to each party's elected commissions for their input and approval. At this point, the Town will be seeking approval from their Board to proceed with further development of the design, bid documents and receipt of public bids for their Town Campus facilities that will be recommended to be constructed in an initial phase.

The County's approval will be for schematic design of the library, with further development of the project pending availability of funds. At this time, development of the library is tentatively planned to begin in 2026 (FY 2027). Based on Board approvals of Town and County plans, the MOU will be amended accordingly to define the specific locations for the facilities to be developed by each party, including utility service routes and connection points, and a preliminary scope of financial responsibilities.

According to the timeline shown as an exhibit to this MOU, the parties anticipate that this milestone of schematic approvals will occur by September 2023. Beyond that point, the Town anticipates beginning site development in 2024 with construction of select Town facilities beginning in late 2025. 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.

The Town of Rolesville plans to also present this MOU to their Board for approval at their September 6, 2022 meeting.

Attachments:

1. Draft Memorandum of Understanding