

MOTION:

June 18, 2019
Regular Meeting
Res. No. 19-

SECOND:

RE: TRANSFER, BUDGET AND APPROPRIATE \$761,276.80 IN LIBRARY PROFFER FUNDS TO THE DEPARTMENT OF PUBLIC WORKS FOR IMPROVEMENTS TO THE CENTRAL COMMUNITY LIBRARY - COLES MAGISTERIAL DISTRICT

ACTION:

WHEREAS, \$761,276.80 has been contributed by various developers of rezoning projects in the Coles Magisterial District to provide funds for library purposes; and

WHEREAS, Library Administration is requesting \$761,276.80 in available library proffer funds from the Coles Magisterial District for improvements to the Central Community Library, which will expand capacity for citizens to utilize library resources; and

WHEREAS, \$761,276.80 is available in the County's library proffer account; and

WHEREAS, staff recommends use of the available library proffer funds for the proposed library improvements; and

WHEREAS, the Library Board of Trustees has approved this recommendation for use of the collected funds;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby transfers, budgets and appropriates \$761,276.80 in library proffer funds to the Department of Public Works for improvements to the Central Community Library - Coles Magisterial District.

From Proffer Fund:

<u>Fund</u>	<u>Dept.</u>	<u>Object</u>	<u>Account/Description</u>	<u>Amount</u>
1007	90	20970	Proffer - Libraries	\$761,276.80

Transfer, Budget and Appropriate:

Increase Revenues (Proffer):

<u>Fund</u>	<u>Dept.</u>	<u>Program</u>	<u>Activity</u>	<u>Object</u>	<u>Amount</u>
1007	90	901	9015	41170	\$761,276.80

Increase Expenditures (Proffer):

<u>Fund</u>	<u>Dept.</u>	<u>Program</u>	<u>Activity</u>	<u>Object</u>	<u>Amount</u>
1007	90	901	9015	71001	\$761,276.80

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Increase Revenues (Public Works – Property Management):

<u>Fund</u>	<u>Dept.</u>	<u>Program</u>	<u>Activity</u>	<u>Object</u>	<u>Amount</u>
1001	15	162	1627	61007	\$761,276.80

Increase Expenses (Public Works – Property Management):

<u>Fund</u>	<u>Dept.</u>	<u>Program</u>	<u>Activity</u>	<u>Object</u>	<u>Amount</u>
1001	15	162	1627	53201	\$64,367.80
1001	15	162	1627	53401	\$240,000.00
1001	15	162	1627	53901	\$256,909.00
1001	15	162	1627	55401	\$200,000.00

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director
Public Works Director
Library System Director
County Attorney

ATTEST: _____
Clerk to the Board



DATE: May 31, 2019

TO: Board of County Supervisors

FROM: Prince William Public Library System Board of Trustees

THRU: Deborah L. Wright
Library System Director

RE: Transfer, Budget and Appropriate \$761,276.80 in Library Proffer Funds to the Department of Public Works for Improvements to the Central Community Library -- **Coles Magisterial District**

I. Background in chronological order is as follows:

- A. Proffer Funds Available – During the past few years, the County has collected monetary proffer contributions for library improvements from developers. Within the Coles Magisterial District, we currently have \$761,276.80 in general use proffer contributions for library improvements. (See Attachment)
- B. Central Community Library – Central Community Library opened in 1971. Since its opening 47 years ago, the needs of both the public and staff have changed significantly.
 - 1. Increased demand for group and small study rooms cannot be met by the current space configuration and require changes to the existing structure of the building in order to create a quiet study area and two small meeting rooms.
 - 2. Demand for more activities related to STEM and STEAM activities, which promote science, technology, engineering, the arts, and mathematics for area students, currently cannot be accommodated by the library. Creation of a new area and service, MakerSpace, will provide a collaborative space that will offer traditional crafts as well as technologically advanced opportunities for participants of all ages. Central Community Library is currently the only library branch with sufficient space for this new area and service.
 - 3. Although Central Community Library offers areas for both children and adults, a designated area for young adults is not available in the current building. An inviting area designed for middle and high school students will encourage their continued use of the library.

II. Current Situation is as follows:

- A. Central Community Library Improvements – Currently, demand for library user space at the Central Community Library exceeds availability. Individuals and small groups require meeting space that is currently unavailable. Middle and high school students lack an area that meets both their collection and equipment needs. Finally, the library's ability to support STEM and STEAM activities for students of all ages cannot be met by Central Community Library's current configuration.
1. Relocation of the library's public access computers will result in the creation of a quiet study room to accommodate 10 library users as well as two small meeting rooms to accommodate 4 library users per room. This will result in additional meeting space for approximately 18 residents, by allocating 700 square feet for these new meeting rooms.
 2. Relocation of the library's periodical room and decreasing the current staff workroom area will result in the creation of a "MakerSpace" room, which will offer a new service to support educational STEM/STEAM activities. This new collaborative workspace will offer make-and-create stations, 3-D printers, a digital media lab and a virtual reality room. This space will provide hands-on learning, encourage critical thinking skills, and support the fields of science, technology, engineering, math, and the arts (STEAM). The result will be a new service for residents of all ages. This area will increase public space by 1,600 square feet.
 3. Relocation of a portion of the library's adult non-fiction collection will result in the creation of a 690 square foot designated area for young adults.
 4. Decreasing the size of the current Information Desk will increase available reader space that will accommodate 24 additional library users.
 5. These improvements would result in a gain of 2,185 square feet of public space for library users. This gain is an additional 10% of the library's available space for public use.
- B. Proffer Account – As of May 3, 2019, the County's library proffer account contains approximately \$3.1 million.
- C. Board Action Requested – The Board of County Supervisors' authorization is requested to transfer, budget, and appropriate \$761,276.80 in library proffer funds from the library proffer account to the Department of Public Works for these improvements to the Central Community Library.

III. Issues in order of importance are:

- A. Service Level/Policy Impact – How do the improvements proposed for the Central Community Library support the County's comprehensive plan goals?

- B. Fiscal Impact – What impact would the \$761,276.80 in improvements have on the County budget?
- C. Timing – What are the timing issues related to the transfer, budget, and appropriation of the proffer funds?
- D. Legal – Is the intended use of funds in compliance with the proffer conditions?

IV. Alternatives in order of feasibility are:

- A. Transfer, budget, and appropriate \$761,276.80 in library proffer funds to the Department of Public Works for improvements to the Central Community Library.
 - 1. Service Level/Policy Impact – The Central Community Library project supports the Library System’s Comprehensive Plan goal “to achieve and ensure adequate provision of library facilities and information resources to all citizens of Prince William County.” The improvements will result in the expansion of capacity by allowing more citizens to utilize library resources at the facility. Furthermore, these improvements to Central Community Library were identified as one of the alternatives recommended by the joint work group formed as part of the inter-jurisdictional agreement between the County and the Cities of Manassas and Manassas Park.
 - 2. Fiscal Impact – The cost for improvements to the Central Community Library is \$761,276.80. The project will be completed with the available proffer funds identified for the project. No additional County funds are needed to complete the project or to staff, operate, or maintain the improvements.
 - 3. Timing – The proposed improvements cannot be completed until funding is available.
 - 4. Legal – The intended use of the library proffer funds is in compliance with the proffer conditions.
- B. Take No Action.
 - 1. Service Level/Policy Impact – Improvements to the Central Community Library, which will expand capacity and offer a new service for library patrons, will not occur.
 - 2. Fiscal Impact – The County will retain the Library proffer funds available for the Coles Magisterial District.
 - 3. Timing – None identified.
 - 4. Legal – None identified.

Transfer, Budget and Appropriate \$761,276.80

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V. Recommendation is that the Board of County Supervisors concur with Alternative A and approves the attached Resolution.

Staff Contact: Deborah L. Wright, Ext. 4727

Attachment: Libraries Monetary Proffers

Libraries Monetary Proffers

Project Name	Proffer Case	Planning Case	Magisterial District	Amount
New Dominion Square	PRO2013-00685	PLN2011-00268	Coles	\$ 133,298.63
Heritage Crossing	PRO2015-04207	PLN2014-00020	Coles	\$ 62,661.48
Classic Springs	PRO2004-01083	PLN2003-00268	Coles	\$ 8,855.61
Parkway West PH II	PRO2003-02700	PLN2006-00679	Coles	\$ 11,649.17
Classic Hollow Sec 2	PRO2004-01132	PLN2003-00433	Coles	\$ 5,443.89
Grant Avenue Assemblage -Add.	LI2017-00278	PLN2017-00013	Coles	\$ 9,769.76
Mitsopoulos Property	PRO2003-01912	PLN2003-00044	Coles	\$ 3,520.14
Immanuel Anglican	LI 2016-00110	PLN2015-20001	Coles	\$ 818.50
Hailee's Grove	PRO2005-00442	PLN2004-00179	Coles	\$ 5,491.18
Spring Hill Farms	PRO2004-00690	PLN2003-00045	Coles	\$ 2,858.26
Hawkins Estates	PRO2006-00773	PLN2005-00256	Coles	\$ 44,284.94
Posey Canova Property	PRO2005-01398	PLN2004-00350	Coles	\$ 3,028.51
Classic Woods	PRO2002-00507	PLN2001-00172	Coles	\$ 763.40
Tayloe Croteau	PRO2007-00438	PLN2006-00419	Coles	\$ 622.63
Smith Pond Property	PRO2009-01320	PLN2006-00168	Coles	\$ 13,466.97
Beatty Property	PRO2007-00798	PLN2006-00074	Coles	\$ 11,487.49
Ferlazzo Property	PRO2010-00811	PLN2009-00414	Coles	\$ 17,889.72
Classic Ridge	PRO2004-01125	PLN2003-00424	Coles	\$ 7,388.67
Cayden Ridge	LI2016-00029	PLN2014-00231	Coles	\$ 36,174.22
Saratoga Hunt	PRO2001-01147	PLN2000-00115	Coles	\$ 547.80
Woodland Farms	PRO2014-00044	PLN2013-00101	Coles	\$ 17,147.10
Hall Property	PRO2003-00162	PLN2002-00175	Coles	\$ 483.38
Token Valley	PRO2006-00938	PLN2005-00301	Coles	\$ 7,664.41
JPI Yorkshire	PRO2008-01725	PLN2006-00072	Coles	\$ 1,837.03
JPI Yorkshire	PRO2008-01724	PLN2006-00072	Coles	\$ 46,748.74
Bradley Square	PRO2013-01039	PLN2013-00040	Coles	\$ 76,062.70
Ruddle Property	PRO2004-01118	PLN2003-00361	Coles	\$ 4,049.65
Manassas Trace	PRO2004-00340	PLN2003-00113	Coles	\$ 31,243.29
Walkers Station	PRO2014-00500	PLN2012-00331	Coles	\$ 62,756.45
Walkers Station	PRO2014-00501	PLN2012-00331	Coles	\$ 124,892.64
Hailee's Grove II	PRO2005-01219	PLN2004-00338	Coles	\$ 5,725.91
Meadows of Barnes Crossing	PRO2007-00132	PLN2007-00515	Coles	\$ 3,125.81
			TOTAL:	\$ 761,276.80