

Person County Capital Improvement Plan FY 2023-2027

Approved



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April 18, 2022

Person County, North Carolina

Capital Improvement Plan

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PERSON COUNTY

OFFICE OF THE COUNTY MANAGER

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April 18, 2022

Dear Person County Residents:

I am pleased to present Person County's Fiscal Years 2023- 2027 Capital Improvement Plan (CIP). The CIP is an important planning tool for our County, reflecting the Board of County Commissioners' priorities for large capital projects costing more than \$50,000. In addition to Person County Government, this plan also incorporates the needs of our partner agencies- including Person County Schools and Piedmont Community College (PCC) - given that counties are statutorily responsible for the provision of educational facilities. We also include capital needs for two other organizations for which the County owns the buildings: the Person County Museum of History and the Person County Senior Center.

The development of this plan takes into account many factors including the current economic and fiscal climate, logistical and financial constraints, as well as competing demands and priorities for county funds. The most critical capital needs are those that address life-safety issues. Once those needs are identified, we work towards a balance of needs and priorities within our logistical and financial constraints. This plan identifies the anticipated funding sources needed to meet these priorities. Although the projects in this plan span the next five years, the fiscal impacts extend far beyond. Projects that are financed incur debt service payments typically over a fifteen to twenty year period. Therefore, the full array of funding sources needed to support the projects as well as potential impacts to future operating budgets are also presented. The Board of Commissioners reviews the five year CIP every year, but only funds the projects on an annual fiscal year basis.

For the previous Fiscal Year (2021-2022), the Board of Commissioners appropriated \$2,511,718 from the General Fund. The large majority of this expenditure was for Person County Schools' maintenance needs. The Fiscal Year 2022-2023 CIP increases spending for all three entities:

- County Projects: \$3,047,716
- Piedmont Community College: \$1,912,968
- Person County Schools: \$1,117,449

The total approved funding amount for the upcoming Fiscal Year is \$6,078,133. Unlike current year spending, next year's funding sources are diversified. The General Fund contribution is \$3,300,000; the recently created Capital Investment Fund Balance contributes \$1,503,241; from the Water and Sewer Reserve Fund will be a \$1M appropriation for the City's Western Sewer Expansion project; \$114,394 will come from Stormwater Fund Fees; two Parks and Recreation Trust Fund Grants will be applied to projects in the amounts of \$63,300 and \$24,198; and the other funding source will be the Community Development Projects Fund from the County's contract with Republic Services in the amount of \$73,000 for the conversion of an old landfill to a county park.

An important element of this CIP is the debt analysis summary and the table and graph showing the future debt service levels for Person County Government. The County's total outstanding debt at June 30, 2022 will be \$8.7M, which is a 17% reduction from the prior year. The County, working in partnership with

Person County Schools, is planning to issue new debt in FY23. The first financing of \$10M is planned as part of a larger financing plan over the next four years, totaling \$38M.

Please keep in mind that this Capital Improvement Plan is just that- a plan- and while a great deal of effort and analysis have gone into this, it offers a starting point for annual comparisons, fiscal changes, unforeseen needs, and a place where public discussion can begin. The CIP will continue to be reviewed throughout the year, presenting any recommended changes to the Board for consideration. This review is critical as new information about our capital needs, our fiscal health, financing tools, and existing project scheduling arises.

Person County Government takes great care and pride in being fiscally responsible. This CIP demonstrates our commitment to provide not only sustainable infrastructure, but improvements and enhancements to our community and quality of life. County staff looks forward to working with the Board of County Commissioners and our community partners as we implement the Fiscal Year 2023-2027 Capital Improvement Plan.

Sincerely,

A handwritten signature in cursive script, appearing to read "Heidi York".

Heidi N. York
County Manager

Person County, North Carolina Capital Improvement Plan



Objectives of a CIP:

- Create a plan to organize long term capital needs in a manner to promote discussion regarding priority, feasibility, timing, potential costs, financing options and future budgetary effect.
- Limit projects to those costing \$50,000 and over in the plan.
- Present an overview of requests submitted by Person County departments, Piedmont Community College and Public Schools.
- Facilitate the exchange of information and coordination between the County, the community college and the schools on capital planning.

Steps in developing a CIP:

- Determine capital needs for all departments and certain County-funded agencies.
- Review priorities and assess proposed capital projects in relationship to these priorities.
- Make recommendations to the Board of County Commissioners on a project's timing, priority and possible financing options.

Categories of projects:

Person County Government
Piedmont Community College
Public Schools

- Each project includes a description, a timeline for construction and operating costs, and the current status.
- Also included are graphs that summarize revenue sources, projects by function, projects by type, and outstanding debt.

Person County, North Carolina Capital Improvement Plan



Criteria in determining project status:

Safety

- Is public health or safety a critical factor with regard to this project?
- What are the consequences if not approved?

Mandate

- Is the project required by legal mandates?
- Is the project needed to bring the County into compliance with any laws or regulations?

Timing and Linkages

- What is the relationship to other projects, either ongoing or requested?
- Does the project relate to a County-adopted plan or policy?

Economic Impact

- Will this project promote economic development or otherwise raise the standard of living for our citizens?

Efficiencies

- Will this project increase productivity or service quality, or respond to a demand for service?
- Are there any project alternatives?

Service Impact

- Will this project provide a critical service or improve the quality of life for our citizens?
- How will this project improve services to citizens and other service clients?
- How would delays in starting the project affect County services?

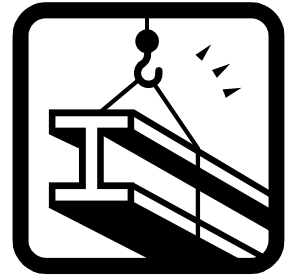
Operating Budget Impact

- What is the possibility of cost escalation over time?
- Will this project reduce annual operating costs in some manner?
- What would be the impact upon the annual operating budget and future operating budgets?

Debt Management

- What types of funding sources are available?
- How reliable is the funding source recommended for the project?
- How would any proposed debt impact the County's debt capacity?
- Does the timing of the proposed construction correspond to the availability of funding?

Person County, North Carolina Capital Improvement Plan



Completed Projects

Person County Government:

- Wireless Broadband Project (\$250,000)
- Fiber Project (\$3,172,446)
- Bushy Fork-roof replacement (\$47,639)

Piedmont Community College:

- Telephone System replacement (\$184,618)

Public Schools

- PHS ADA Improvements (\$364,913)

Ongoing Projects

Person County Government:

Permitting Software (\$292,356) – Implementation completed; working through some reporting issues...waiting to closeout project until fully resolved.

Enhanced Camera System-LEC (\$93,251) – Fiber was installed to exterior cameras at the Law Enforcement Center. Few items left to be completed. Expected completion by end of June 2022.

Executive Hangar Construction (\$5,201,336) – Design and bid process has been completed. The construction contract has been executed, and project is expected to be complete by end of May 2022.

IT Building Room Addition (\$109,800) – Project anticipated to be complete by end of June 2022.

LEC Water valves/actuators (\$60,000) – Project anticipated to be complete by end of May 2022.

New Roof-Old Helena Gym (\$253,287) – Bid expected to be awarded in April 2022.

P&R-ADA Accessibility Safety Surfacing (\$142,721) – Completion expected by end of June 2022.

P&R-ADA Parking Areas (\$60,000) – Completion expected by September 2022.

P&R-Athletic Field Light/Pole Upgrades (\$50,000) – Completion expected by end of June 2022.

Human Resources Software - NeoGov (\$182,767) – Project was approved in FY 2022 to be expensed over a 4-year period. FY 2023 is the second year of the implementation phase.

Piedmont Community College:

Early College- POD Building (\$556,740) – Construction of a new building for the PECIL program has been completed. The County is contributing to PCC in 5 annual installments for a total cost of \$556,740. FY2022 represents the 3rd payment with the last payment to occur in FY2024.

Environmental Controls for Buildings (\$325,000) – No expenditures reported to date, project still in progress.

Public Schools:

Southern Middle School-Fire Alarm upgrade (\$200,000) – Project is primarily completed with a few items remaining.

Oak Lane Chiller (\$150,000) – No expenditures reported to date, project still in progress.

North Elementary Chiller (\$150,000) – Received bids, award still pending.

North End Elementary Chiller (\$125,000) – Chiller expected to be delivered in May 2022 and fully installed by July 2022.

Stories Creek Elementary – Heat Pumps (\$140,000) – Received bids, award still pending.

Earl Bradsher Elementary – HVAC Units (\$115,000) – No expenditures reported to date, project still in progress.

Oak Lane Elementary - roof replacement (\$778,868) – Bid out in March 2022, awaiting responses.

South Elementary - roof replacement (\$51,430) – Schools decided against proceeding with this project.

Person County
Capital Improvement Plan
FY 2023-2027
Approved Projects

YEAR	DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION AND JUSTIFICATION
2023	Human Resources	Software Acquisition	21,514	Purchase the following modules offered by NeoGov to improve efficiency in HR operations: 1) Perform, 2) eForms, 3) Learn, 4) Onboard, 5) Single Sign-On, and 6) NHI (integration with our current HRIS and accounting system – Munis).
	General Services	Re-pave PCOB Parking Lots	81,100	Put a French drain along the edge of the Veteran's Park to prevent water from getting under the asphalt and re-pave both parking lots. Neither lot has been repaved since the building was built in 1965.
	General Services	Refurbish Water Tank - Airport	64,000	Sandblast and recoat the interior of the water tank at Raleigh Regional Airport at Person County.
	General Services	Upfit PCOB Auditorium to BOC Boardroom	120,000	Retrofit the current PCOB auditorium in order to produce an adequate County Commissioner Boardroom including renovations to the HVAC, sound acoustics, improved seating, IT improvements, and appropriate bench/seating for Commissioners.
	General Services	HVAC Upgrades - Senior Center	57,075	Replace six of the HVAC units at the Senior Center.
	General Services	New Roof - EMS (Barden St.)	243,921	As recommended in the Roofing Study.
	General Services	New Roof - Helena EMS/Sheriff Satellite Station	164,205	As recommended in the Roofing Study.
	General Services	New Roof - Inspections/Planning Building	315,361	As recommended in the Roofing Study.
	Emergency Services	EMS Station North	10,000	An Emergency Medical Services Station on the northern end of the county to reduce response times to medical emergencies and to reduce morbidity and mortality.
	Emergency Services	Emergency Services Radio Upgrade	180,000	Install time-division multiple access (TDMA) software on all Emergency Services (Sheriff's Office, EMS, Telecommunications, Police) so radios can continue to function on the State 800 MHz radio system.
	Economic Development	Western Sewer Expansion	1,000,000	To support the City of Roxboro's infrastructure project to expand the wastewater treatment system over the next three years.
	Recreation, Arts & Parks	Athletic Field Light/Pole Upgrades	50,000	Upgrade 25+ year-old ballfield lights for safety and preventative maintenance.
	Recreation, Arts & Parks	Mayo Lake Park Road Widening	57,750	With the increase in the number and size of the RVs using Mayo Park, the road into the main camping and RV section needs to be widened to at least 20' to improve safety on this narrow section.
	Recreation, Arts & Parks	Helena - Park Areas Paving & ADA Parking	130,700	Part of the Helena gym and ballfield parking lot is gravel and the rest is grass. There are no marked parking spaces for participants. This limits parking availability at the facility. In poor weather, the amount of parking is cut in half due to not being able to park on the grass. Paving the lot allows for more ADA spots and allows for participants to easily park and walk to sporting events safely.
	Recreation, Arts & Parks	Conversion of Picnic Shelters to Cabins	63,300	Convert three existing picnic shelters into vacation cabins for increased revenue.
	Recreation, Arts & Parks	Rock Complex Playground Equipment	55,000	Install an ADA-accessible playground on the property near the five ballfields. This is currently the only park that does not have a playground.
	Recreation, Arts & Parks	Outdoor Multi-Purpose Courts	63,000	Outdoor multi-use courts at five different park locations. Sizes and locations will be determined by population demand and location requirements. Suggested park locations: Olive Hill, Allensville, Hurdle Mills, Bushy Fork, and Bethel Hill.
	Recreation, Arts & Parks	Converting Old Landfill to Park	73,000	Renovate the old landfill into park and green space to include: multipurpose trails (hiking, biking, running, walking), open field space (for programming), disk golf course, BMX biking course, mountain bike course, and skate track/area. There is also a possibility for shooting events, an archery range, and Motorcross MX track.
	Recreation, Arts & Parks	Kirby Rebirth Project - Roof Top Studio/Event Space	48,396	Renovate 500-550 square feet of open air space for meetings, receptions, outside programs, etc.
	Recreation, Arts & Parks	Score Board Replacements and Repairs	65,000	Repair or replace outdated scoreboards at county parks.
	Recreation, Arts & Parks	Playground and Park Improvements	70,000	Replace and/or update equipment to ensure public safety and ADA accessibility at all park playgrounds.
	Stormwater Management	IAIA Stormwater Programs	114,394	Fund projects in the amount of \$114,394 per year for the next five years, totaling \$571,970, to satisfy the county's obligation to the North Carolina State Division of Water Quality's Stormwater regulation requirements under the IAIA program.
	PCC	Early College - POD Building	79,000	Modular classroom building with 10 classrooms approved in 2019 CIP. 4th year of a 5-year lease to purchase.
	PCC	General Education Building	300,000	Design and engineering for a new General Education building on the Person County campus. Design deliverables will include building configuration and schematics, equipment specifications, site infrastructure and grading requirements and a cost estimate for the project.

Person County
Capital Improvement Plan
FY 2023-2027
Approved Projects

YEAR	DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION AND JUSTIFICATION
	PCC	Chiller Room Upgrades	500,000	Replace one cooling tower and two chillers, electrical and control upgrades, pump repair/replacement, engineering fees and drawings.
	PCC	Science Lab Renovations	400,000	Renovate two Biology/Anatomy and one Chemistry Labs. Damaged existing fixtures and cabinets will be removed so that labs can be reconfigured and renovated with new casework, countertops, fixtures and flooring ensuring the safe delivery of critical science instruction.
	PCC	Campus Master Plan	80,000	Report that will provide guidance about the future of campus facilities over the next five years to support PCC's student support services, continuing education and curriculum offerings. Process will engage business, industry and civic groups to understand current and future needs of the community. Master Plan will outline recommendations and a facility campus plan for the next five years.
	PCC	Signage Package	80,000	Replace and update existing campus signage to include "monument" signs, building, directional, parking lot, pole banners, and window decals.
	PCC	Room Upfits B, C and G Buildings	57,500	Update instructional spaces to ADA standards, for increased safety, along with functionality upgrades. Replace current damaged flooring with a low maintenance vinyl tile. Reconfigure staff area by removal of existing interior walls. Replace degraded bathroom partitions, install ADA fixtures, and epoxy flooring. Replace original ceiling tiles, energy efficient lighting, along with minor electrical, plumbing and HVAC updates depending on area.
	PCC	Repair of HVAC Roof Water Lines	90,000	Repair/Replace insulation and sheathing that protects our rooftop HVAC water lines from freezing. These have been damaged during past roof replacements and by exposure to the elements.
	PCC	New Roof- Building L & covered walkways	326,468	As recommended in the Roofing Study.
	Public Schools	Communication radios - all schools	150,000	Replace obsolete radios to improve communications and address safety concerns.
	Public Schools	Earl Bradsher Preschool - Fire alarm system	180,000	Replace and upgrade old fire alarm system.
	Public Schools	South Elem - Replace floor tile	87,000	Replace floor tiles in front entrance of school that are separating from the floor, causing the entrance to look bad and possible safety concerns.
	Public Schools	SMS - Replace bleachers	145,000	Replace bleachers that are old, cause safety concerns, and are not ADA compliant.
	Public Schools	Woodland Elem - Repaint canopies	55,000	Re-paint canopies on breezeways. Paint is peeling.
	Public Schools	PHS - Repave parking lot	300,000	Resurface the student parking lot at Person High. There will be 1.5" top coat of asphalt installed. The parking lot surface has started to crack and is in bad shape.
	Public Schools	New Roof - North End Elementary (sectors C,D,E)	200,449	As recommended in the Roofing Study.
2024	Human Resources	Software Acquisition	50,199	Purchase the following modules offered by NeoGov to improve efficiency in HR operations: 1) Perform, 2) eForms, 3) Learn, 4) Onboard, 5) Single Sign-On, and 6) NHI (integration with our current HRIS and accounting system – Munis).
	General Services	New Roof - Emergency Communications (911)	127,823	As recommended in the Roofing Study.
	Emergency Services	EMS Station North	75,000	An Emergency Medical Services Station on the northern end of the county to reduce response times to medical emergencies and to reduce morbidity and mortality.
	Emergency Services	New Facility - Emergency Services Building/EOC	300,000	Acquire land, design and construct a new Emergency Services building to locate Emergency Management, Emergency Operations Center, EMS Administration (and main base), Fire Marshal's Office, and 911 Telecommunications in one location to meet current and future needs. This building will hold administrative offices, a dedicated EOC space, training space, equipment storage, and adequate vehicle bay space for ES vehicles.
	Recreation, Arts & Parks	Athletic Field Light/Pole Upgrades	55,000	Upgrade 25+ year-old ballfield lights for safety and preventative maintenance.
	Recreation, Arts & Parks	Playground and Park Improvements	60,000	Replace and/or update equipment to ensure public safety and ADA accessibility at all park playgrounds.
	Recreation, Arts & Parks	Timberlake Building Renovation	106,000	Renovate the Timberlake Building to make it available for rental space, classroom space, and ADA accessible. Pave the parking area to make it ADA compliant. Currently, this building is unused.

Person County
Capital Improvement Plan
FY 2023-2027
Approved Projects

YEAR	DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION AND JUSTIFICATION
	Person Industries/PCRC	PI/MRF Merger and renovation	2,200,000	The rental agreement for the current Person Industries location expires in 2025. The MRF is working with machinery that is out of date and insufficient. This project would merge both locations over to 741 Martin St, providing updated recycling equipment and more efficient business operations.
	Stormwater Management	IAIA Stormwater Programs	114,394	Fund projects in the amount of \$114,394 per year for the next five years, totaling \$571,970, to satisfy the county's obligation to the North Carolina State Division of Water Quality's Stormwater regulation requirements under the IAIA program.
	PCC	Early College - POD Building	79,000	Modular classroom building with 10 classrooms approved in 2019 CIP. 5th year of a 5-year lease to purchase.
	PCC	Chiller Room Upgrades	400,000	Replace one cooling tower and two chillers, electrical and control upgrades, pump repair/replacement, engineering fees and drawings.
	PCC	Science Lab Renovations	200,000	Renovate two Biology/Anatomy and one Chemistry Labs. Damaged existing fixtures and cabinets will be removed so that labs can be reconfigured and renovated with new casework, countertops, fixtures and flooring ensuring the safe delivery of critical science instruction.
	PCC	Room Upfits B, C and G Buildings	57,500	Update instructional spaces to ADA standards, for increased safety, along with functionality upgrades. Replace current damaged flooring with a low maintenance vinyl tile. Reconfigure staff area by removal of existing interior walls. Replace degraded bathroom partitions, install ADA fixtures, and epoxy flooring. Replace original ceiling tiles, energy efficient lighting, along with minor electrical, plumbing and HVAC updates depending on area.
	PCC	BDEC Entry	60,000	Add new storefront windows and doors, remove and replace subfloor/floor, upgrade electrical and lighting in the display areas.
	Public Schools	New Roof - South Elementary	1,648,838	As recommended in the Roofing Study.
2025	Information Technology	Virtual Infrastructure Upgrades	210,000	Replace aging servers responsible for hosting all county applications and upgrade storage infrastructure to meet data storage demands.
	Human Resources	Software Acquisition	64,542	Purchase the following modules offered by NeoGov to improve efficiency in HR operations: 1) Perform, 2) eForms, 3) Learn, 4) Onboard, 5) Single Sign-On, and 6) NHI (integration with our current HRIS and accounting system – Munis).
	General Services	New Roof - Law Enforcement Center	963,316	As recommended in the Roofing Study.
	General Services	New Roof - Library	85,515	As recommended in the Roofing Study.
	Emergency Services	New Facility - Emergency Services Building/EOC	850,000	Acquire land, design and construct a new Emergency Services building to locate Emergency Management, Emergency Operations Center, EMS Administration (and main base), Fire Marshal's Office, and 911 Telecommunications in one location to meet current and future needs. This building will hold administrative offices, a dedicated EOC space, training space, equipment storage, and adequate vehicle bay space for ES vehicles.
	Recreation, Arts & Parks	Athletic Field Light/Pole Upgrades	52,000	Upgrade 25+ year-old ballfield lights for safety and preventative maintenance.
	Recreation, Arts & Parks	Playground and Park Improvements	60,000	Replace and/or update equipment to ensure public safety and ADA accessibility at all park playgrounds.
	Recreation, Arts & Parks	Huck Sansbury - Playground ADA Safety Surfacing	205,330	Replace the old wood chip safety surfacing to a permanent ADA accessible safety surfacing. The Huck Sansbury playground is our highest used playground in the county and serves the greatest number of citizens with accessibility needs.
	Recreation, Arts & Parks	Picnic Shelter for the Rock Athletic Complex	51,000	Install a picnic shelter at the complex where there is currently no existing building.
	Stormwater Management	IAIA Stormwater Programs	114,394	Fund projects in the amount of \$114,394 per year for the next five years, totaling \$571,970, to satisfy the county's obligation to the North Carolina State Division of Water Quality's Stormwater regulation requirements under the IAIA program.
	Public Schools	New Roof (canopies) - Southern Middle School	121,544	As recommended in the Roofing Study.
2026	General Services	New Roof - Mayo Park Buildings	212,954	As recommended in the Roofing Study.
	Emergency Services	New Facility - Emergency Services Building/EOC	2,500,000	Acquire land, design and construct a new Emergency Services building to locate Emergency Management, Emergency Operations Center, EMS Administration (and main base), Fire Marshal's Office, and 911 Telecommunications in one location to meet current and future needs. This building will hold administrative offices, a dedicated EOC space, training space, equipment storage, and adequate vehicle bay space for ES vehicles.

Person County
Capital Improvement Plan
FY 2023-2027
Approved Projects

YEAR	DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION AND JUSTIFICATION
	Recreation, Arts & Parks	Athletic Field Light/Pole Upgrades	55,000	Upgrade 25+ year-old ballfield lights for safety and preventative maintenance.
	Stormwater Management	IAIA Stormwater Programs	114,394	Fund projects in the amount of \$114,394 per year for the next five years, totaling \$571,970, to satisfy the county's obligation to the North Carolina State Division of Water Quality's Stormwater regulation requirements under the IAIA program.
	Public Schools	New Roof - Woodland Elementary	993,381	As recommended in the Roofing Study.
2027	General Services	New Roof - Mayo Park Buildings	110,461	As recommended in the Roofing Study.
	General Services	New Roof - IT Building	150,245	As recommended in the Roofing Study.
	General Services	New Roof - Courthouse	145,256	As recommended in the Roofing Study.
	General Services	New Roof - Museum Complex	423,331	As recommended in the Roofing Study.
	Emergency Services	New Facility - Emergency Services Building/EOC	2,500,000	Acquire land, design and construct a new Emergency Services building to locate Emergency Management, Emergency Operations Center, EMS Administration (and main base), Fire Marshal's Office, and 911 Telecommunications in one location to meet current and future needs. This building will hold administrative offices, a dedicated EOC space, training space, equipment storage, and adequate vehicle bay space for ES vehicles.
	Recreation, Arts & Parks	Athletic Field Light/Pole Upgrades	55,000	Upgrade 25+ year-old ballfield lights for safety and preventative maintenance.
	Stormwater Management	IAIA Stormwater Programs	114,394	Fund projects in the amount of \$114,394 per year for the next five years, totaling \$571,970, to satisfy the county's obligation to the North Carolina State Division of Water Quality's Stormwater regulation requirements under the IAIA program.
	Public Schools	New Roof - Person High School	236,132	As recommended in the Roofing Study.

Person County
Capital Improvement Plan (CIP)
2023-27
Approved - Funding Schedule

Sources of Revenue:	Current Year 2021-22	Planning Year 2022-23	Planning Year 2023-24	Planning Year 2024-25	Planning Year 2025-26	Planning Year 2026-27	TOTAL REVENUE SOURCES
Revenues:							
General Fund Contribution	2,511,718	3,300,000	5,344,360	2,663,247	3,261,335	3,620,425	20,701,085
Homeland Security Grant Funding (Emergency Services Projects)	-	-	75,000	-	500,000	-	575,000
PARTF Grant (Conversion of picnic shelters to cabins)	-	63,300	-	-	-	-	63,300
PARTF Grant (Kirby Rebirth Project)	-	24,198	-	-	-	-	24,198
Community Development Projects Fund Balance (Convert Old Landfill to Park)	-	73,000	-	-	-	-	73,000
Capital Investment Fund Balance	-	1,503,241	-	-	-	-	1,503,241
Water and Sewer Reserve Fund (Western Sewer Expansion)	-	1,000,000	-	-	-	-	1,000,000
Stormwater Fund Fees	-	114,394	114,394	114,394	114,394	114,394	571,970
Total Sources of Revenue:	2,511,718	6,078,133	5,533,754	2,777,641	3,875,729	3,734,819	24,511,794
Project Costs for County:	Current Year 2021-22	Planning Year 2022-23	Planning Year 2023-24	Planning Year 2024-25	Planning Year 2025-26	Planning Year 2026-27	TOTAL PROJECT COSTS
Information Technology:							
Construct room addition to existing IT building	93,800	-	-	-	-	-	93,800
Engineering & Planning	6,000	-	-	-	-	-	6,000
Contingency	10,000	-	-	-	-	-	10,000
UPS for new server room	20,000	-	-	-	-	-	20,000
Virtual Infrastructure Upgrades	-	-	-	210,000	-	-	210,000
Human Resources:							
Software Acquisition	46,512	21,514	50,199	64,542	-	-	182,767
General Services:							
LEC Replace water valves/upgrade actuators	55,500	-	-	-	-	-	55,500
New Roof - Helena (old) Gym	253,287	-	-	-	-	-	253,287
Re-pave PCOB Parking Lots	-	81,100	-	-	-	-	81,100
Refurbish Water Tank - Airport	-	64,000	-	-	-	-	64,000
Upfit PCOB Auditorium to BOC Boardroom	-	120,000	-	-	-	-	120,000
HVAC Upgrades - Senior Center	-	57,075	-	-	-	-	57,075
New Roof - EMS (Barden St.)	-	243,921	-	-	-	-	243,921
New Roof - Helena EMS/Sheriff Satellite Station	-	164,205	-	-	-	-	164,205
New Roof - Insp/Planning Building	-	315,361	-	-	-	-	315,361
New Roof - Emg Comm (911)	-	-	127,823	-	-	-	127,823
New Roof - Law Enforcement Center	-	-	-	963,316	-	-	963,316
New Roof - Library	-	-	-	85,515	-	-	85,515
New Roof - Mayo Park Buildings	-	-	-	-	212,954	110,461	323,415
New Roof - IT Building	-	-	-	-	-	150,245	150,245
New Roof - Courthouse	-	-	-	-	-	145,256	145,256
New Roof - Museum Complex	-	-	-	-	-	423,331	423,331
Emergency Services:							
EMS Station North	-	10,000	75,000	-	-	-	85,000
Emergency Services Radio Upgrade	-	180,000	-	-	-	-	180,000
New Facility - Emergency Services Building/EOC	-	-	300,000	850,000	2,500,000	2,500,000	6,150,000
Economic Development							
Western Sewer Expansion	-	1,000,000	-	-	-	-	1,000,000

**Person County
Capital Improvement Plan (CIP)
2023-27
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Recreation, Arts & Parks:							
ADA Accessibility Safety Surfacing	142,721	-	-	-	-	-	142,721
ADA Parking Areas	60,000	-	-	-	-	-	60,000
Athletic Field Light/Pole Upgrades	50,000	50,000	55,000	52,000	55,000	55,000	317,000
Mayo Lake Park Road Widening	-	57,750	-	-	-	-	57,750
Helena - Park Areas Paving & ADA Parking	-	130,700	-	-	-	-	130,700
Conversion of Picnic Shelters to Cabins	-	63,300	-	-	-	-	63,300
Rock Complex Playground Equipment	-	55,000	-	-	-	-	55,000
Outdoor Multi-Purpose Courts	-	63,000	-	-	-	-	63,000
Converting Old Landfill to Park	-	73,000	-	-	-	-	73,000
Kirby Rebirth Project - Roof Top Studio/Event Space	-	48,396	-	-	-	-	48,396
Score Board Replacements and Repairs	-	65,000	-	-	-	-	65,000
Playground and Park Improvements	-	70,000	60,000	60,000	-	-	190,000
Timberlake Building Renovation	-	-	106,000	-	-	-	106,000
Huck Sansbury - Playground ADA Safety Surfacing	-	-	-	205,330	-	-	205,330
Picnic Shelter for the Rock Athletic Complex	-	-	-	51,000	-	-	51,000
Person Industries/PCRC							
PI/MRF Merger and renovation	-	-	2,200,000	-	-	-	2,200,000
Stormwater Management:							
IAIA Stormwater Programs	-	114,394	114,394	114,394	114,394	114,394	571,970
Total County Projects:	737,820	3,047,716	3,088,416	2,656,097	2,882,348	3,498,687	15,911,084

**Person County
Capital Improvement Plan (CIP)
2023-27
Approved - Funding Schedule**

Project Costs for PCC:	Current Year 2021-22	Planning Year 2022-23	Planning Year 2023-24	Planning Year 2024-25	Planning Year 2025-26	Planning Year 2026-27	TOTAL PROJECT COSTS
Piedmont Community College (PCC):							
Telephone System Replacement	9,600	-	-	-	-	-	9,600
Early College - POD Building	79,000	79,000	79,000	-	-	-	237,000
Enviro controls for buildings	325,000	-	-	-	-	-	325,000
General Education Building	-	300,000	-	-	-	-	300,000
Chiller Room Upgrades	-	500,000	400,000	-	-	-	900,000
Science Lab Renovations	-	400,000	200,000	-	-	-	600,000
Campus Master Plan	-	80,000	-	-	-	-	80,000
Signage Package	-	80,000	-	-	-	-	80,000
Room Upfits B, C and G Bldgs	-	57,500	57,500	-	-	-	115,000
Repair of HVAC Roof Water Lines	-	90,000	-	-	-	-	90,000
BDEC Entry	-	-	60,000	-	-	-	60,000
New Roof- Building L & covered walkways	-	326,468	-	-	-	-	326,468
Total PCC Projects:	413,600	1,912,968	796,500	-	-	-	3,123,068
Project Costs for Public Schools:	Current Year 2021-22	Planning Year 2022-23	Planning Year 2023-24	Planning Year 2024-25	Planning Year 2025-26	Planning Year 2026-27	TOTAL PROJECT COSTS
Public Schools:							
North Elementary - Chiller Replacement	150,000	-	-	-	-	-	150,000
North End Elementary - Chiller Replacement	125,000	-	-	-	-	-	125,000
Stories Creek Elementary - Heat Pumps Replacement	140,000	-	-	-	-	-	140,000
Earl Bradsher Preschool - HVAC Units Replacement	115,000	-	-	-	-	-	115,000
New Roof - Oak Lane Elementary	778,868	-	-	-	-	-	778,868
New Roof (metal) - South Elementary	51,430	-	-	-	-	-	51,430
Communication radios - all schools	-	150,000	-	-	-	-	150,000
Earl Bradsher Preschool - Fire alarm system	-	180,000	-	-	-	-	180,000
South Elem - Replace floor tile	-	87,000	-	-	-	-	87,000
SMS - Replace bleachers	-	145,000	-	-	-	-	145,000
Woodland Elem - Repaint canopies	-	55,000	-	-	-	-	55,000
PHS - Repave parking lot	-	300,000	-	-	-	-	300,000
New Roof - North End Elementary (sectors C,D,E)	-	200,449	-	-	-	-	200,449
New Roof - South Elementary	-	-	1,648,838	-	-	-	1,648,838
New Roof (canopies) - Southern Middle School	-	-	-	121,544	-	-	121,544
New Roof - Woodland Elementary	-	-	-	-	993,381	-	993,381
New Roof - Person High School	-	-	-	-	-	236,132	236,132
Total Public Schools Projects:	1,360,298	1,117,449	1,648,838	121,544	993,381	236,132	5,477,642
Total Project Costs:	2,511,718	6,078,133	5,533,754	2,777,641	3,875,729	3,734,819	24,511,794

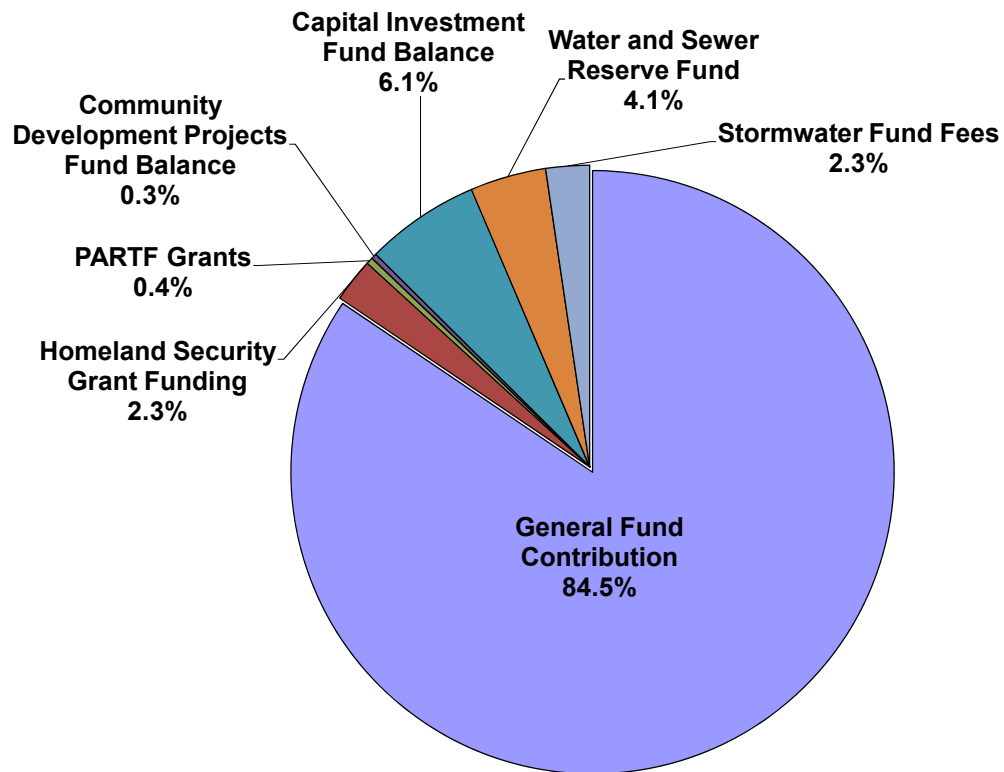
**Person County
Capital Improvement Plan (CIP)
2023-27
Approved - Funding Schedule**

Sources of Revenue for Operating Impact Costs:	Current Year 2021-22	Planning Year 2022-23	Planning Year 2023-24	Planning Year 2024-25	Planning Year 2025-26	Planning Year 2026-27	TOTAL REVENUE SOURCES
General Fund Revenues	-	(41,300)	(40,497)	(105,697)	193,803	453,803	460,112
Total Sources of Revenue for Operating Impact Costs:	-	(41,300)	(40,497)	(105,697)	193,803	453,803	460,112

Operating Impact Costs:	Current Year 2021-22	Planning Year 2022-23	Planning Year 2023-24	Planning Year 2024-25	Planning Year 2025-26	Planning Year 2026-27	TOTAL PROJECT COSTS
<i>Virtual Infrastructure Upgrades</i>							
License Renewals	-	-	-	-	2,000	2,000	4,000
<i>HR Software Acquisition</i>							
Maintenance contract	-	-	-	-	12,500	12,500	25,000
<i>HVAC Upgrades - Senior Center</i>							
Utilities expense	-	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(25,000)
<i>EMS Station North</i>							
Quick Response Vehicle	-	-	60,000	-	-	-	60,000
Ambulance Purchase w/ equipment	-	-	-	-	285,000	-	285,000
8 FTE (4 EMT/ 4 PM)	-	-	-	-	-	520,000	520,000
<i>New Facility - Emergency Services Building/EOC</i>							
Maintenance Contract	-	-	-	-	-	25,000	25,000
<i>Conversion of Picnic Shelters to Cabins</i>							
Rental Revenue	-	(22,500)	(22,500)	(22,500)	(22,500)	(22,500)	(112,500)
Maintenance expense	-	5,000	5,000	5,000	5,000	5,000	25,000
<i>Converting Old Landfill to Park</i>							
Landfill Monitoring costs	-	2,000	2,000	2,000	2,000	2,000	10,000
Maintenance expense	-	-	5,803	5,803	5,803	5,803	23,212
Track & park rentals	-	-	(65,000)	(65,000)	(65,000)	(65,000)	(260,000)
<i>Picnic Shelter for the Rock Athletic Complex</i>							
Shelter rentals	-	-	-	(5,200)	(5,200)	(5,200)	(15,600)
<i>Timberlake Building Renovation</i>							
Building rentals	-	(20,800)	(20,800)	(20,800)	(20,800)	(20,800)	(104,000)
Total Operating Impact Costs:	-	(41,300)	(40,497)	(105,697)	193,803	453,803	460,112

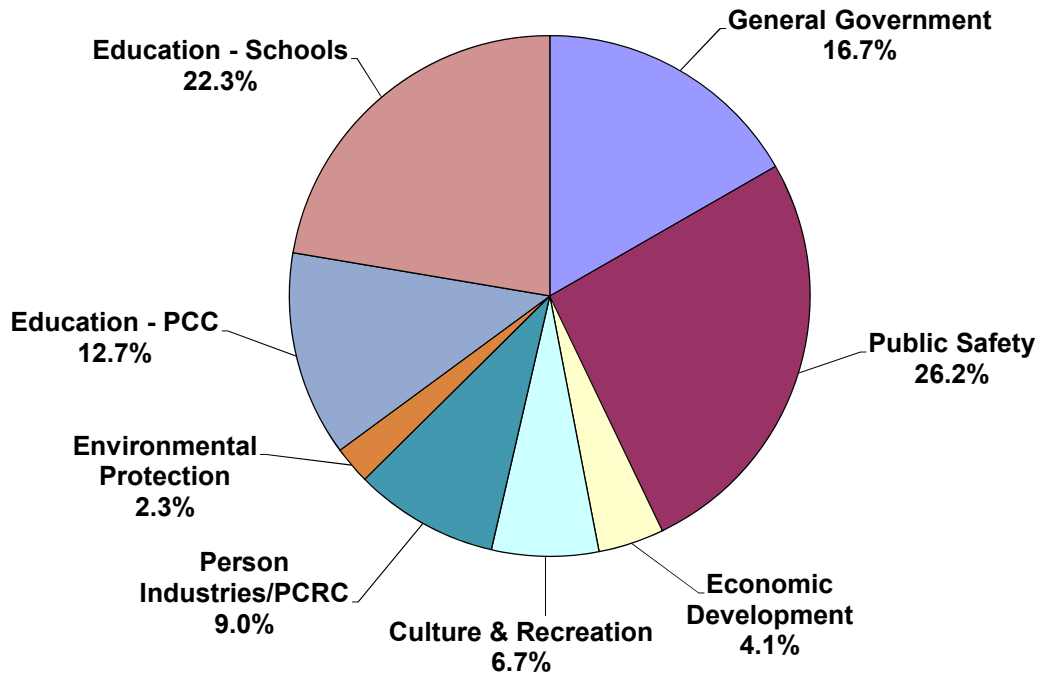
Person County Capital Improvement Plan
Approved - Revenue Sources
FY 2023 - 2027

Total % Revenue Sources								
Description	Current Year	2023	2024	2025	2026	2027	Totals	% of Total
General Fund Contribution	2,511,718	3,300,000	5,344,360	2,663,247	3,261,335	3,620,425	20,701,085	84.5%
Homeland Security Grant Funding	-	-	75,000	-	500,000	-	575,000	2.3%
PARTF Grants	-	87,498	-	-	-	-	87,498	0.4%
Community Development Projects Fund Balance	-	73,000	-	-	-	-	73,000	0.3%
Capital Investment Fund Balance	-	1,503,241	-	-	-	-	1,503,241	6.1%
Water and Sewer Reserve Fund	-	1,000,000	-	-	-	-	1,000,000	4.1%
Stormwater Fund Fees	-	114,394	114,394	114,394	114,394	114,394	571,970	2.3%
Totals	2,511,718	6,078,133	5,533,754	2,777,641	3,875,729	3,734,819	24,511,794	100.0%



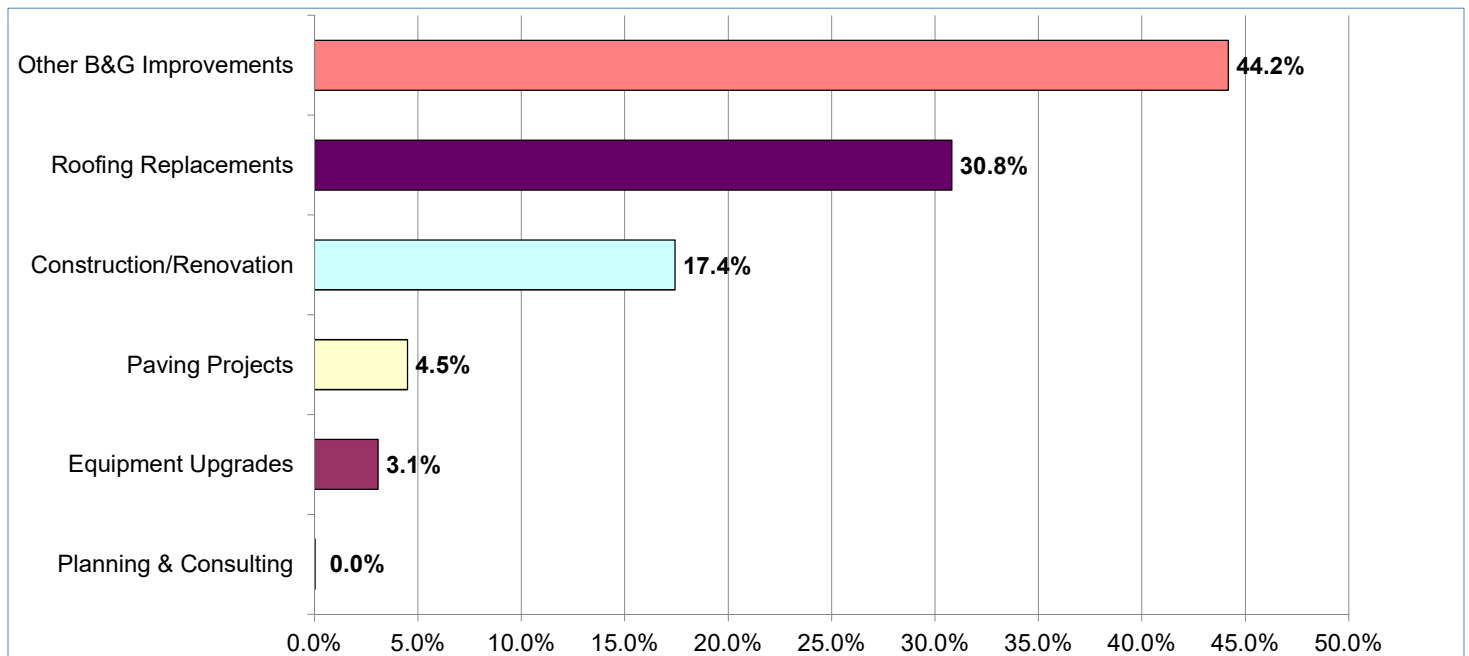
Person County Capital Improvement Plan
Approved - by Function
FY 2023 - 2027

Total % CIP Projects by Function								
Description	Current Year	2023	2024	2025	2026	2027	Totals	% of Total
General Government	485,099	1,067,176	178,022	1,323,373	212,954	829,293	4,095,917	16.7%
Public Safety	-	190,000	375,000	850,000	2,500,000	2,500,000	6,415,000	26.2%
Economic Development	-	1,000,000	-	-	-	-	1,000,000	4.1%
Culture & Recreation	252,721	676,146	221,000	368,330	55,000	55,000	1,628,197	6.7%
Person Industries/PCRC	-	-	2,200,000	-	-	-	2,200,000	9.0%
Environmental Protection	-	114,394	114,394	114,394	114,394	114,394	571,970	2.3%
Education - PCC	413,600	1,912,968	796,500	-	-	-	3,123,068	12.7%
Education - Schools	1,360,298	1,117,449	1,648,838	121,544	993,381	236,132	5,477,642	22.3%
Totals	2,511,718	6,078,133	5,533,754	2,777,641	3,875,729	3,734,819	24,511,794	100.0%



Person County Capital Improvement Plan
Approved - by Type
FY 2023 - 2027

Total % CIP Projects by Type								
Description	Current Year	2023	2024	2025	2026	2027	Totals	% of Total
Planning & Consulting	6,000	-	-	-	-	-	6,000	0.0%
Equipment Upgrades	76,112	351,514	50,199	274,542	-	-	752,367	3.1%
Paving Projects	202,721	632,550	60,000	205,330	-	-	1,100,601	4.5%
Construction/Renovation	-	1,257,500	2,963,500	51,000	-	-	4,272,000	17.4%
Roofing Replacements	1,083,585	1,250,404	1,776,661	1,170,375	1,206,335	1,065,425	7,552,785	30.8%
Other B&G Improvements	1,143,300	2,586,165	683,394	1,076,394	2,669,394	2,669,394	10,828,041	44.2%
Totals	2,511,718	6,078,133	5,533,754	2,777,641	3,875,729	3,734,819	24,511,794	100.0%



Person County's Debt Service

Current Debt Service

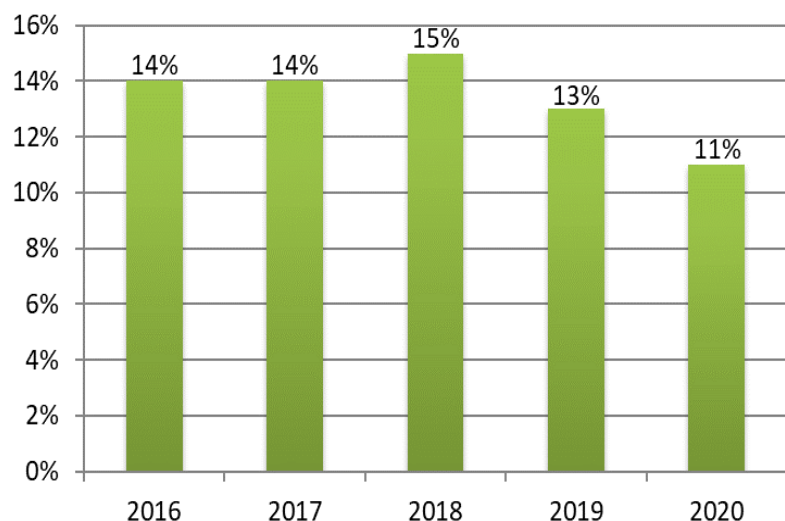
Project	Description	Term	Interest Rate %	Outstanding Balance	Last Pyt Fiscal Year
2012 SMS & portion of PHS Re-roofing (QSCB)	Re-roofing construction for Southern Middle School and a portion of Person High School; financed through a Qualified School Construction Bond (QSCB) yielding a 100% refund of the interest payments.	15 years	3.93%	1,284,017	2028
2015 PCRC & Various Roofing Projects	Purchase, renovation and re-roofing of the existing Person County Recycling Facility, and re-roofing construction for the Kirby Civic Auditorium and Earl Bradsher Preschool.	15 years	2.80%	875,600	2029
2016 Roxplex & Various Roofing Projects	Acquisition and improvements of Roxplex property; re-roofing construction to Huck Sansbury, South Elementary, Woodland Elementary, and Oak Lane Elementary; window replacements for North End Elementary, and a chiller replacement for Southern Middle School.	10 years	2.22%	800,025	2026
2017 Person County Senior Center Project	Acquisition and improvements of existing facility (formerly "Total Fitness Center") to be location of Person County Senior Center.	15 years	5.555%	1,740,335	2032
2018 Towers & Other Building Improvements	Construction of public safety communication towers; Huck Sansbury HVAC and improvements to various school buildings.	15 years	3.51%	3,844,928	2033
2019 Capital Lease (EMS Ambulances and Turnout Gear)	Purchase of three ambulances and associated turnout gear.	5 years	N/A	155,217	2023
		TOTAL DEBT SERVICE OUTSTANDING		<u>\$8,700,122</u>	

Current Debt Analysis

There are two standard ratios that measure debt service levels and the capacity for taking on additional debt. These ratios and their meaning for Person County are described as follows:

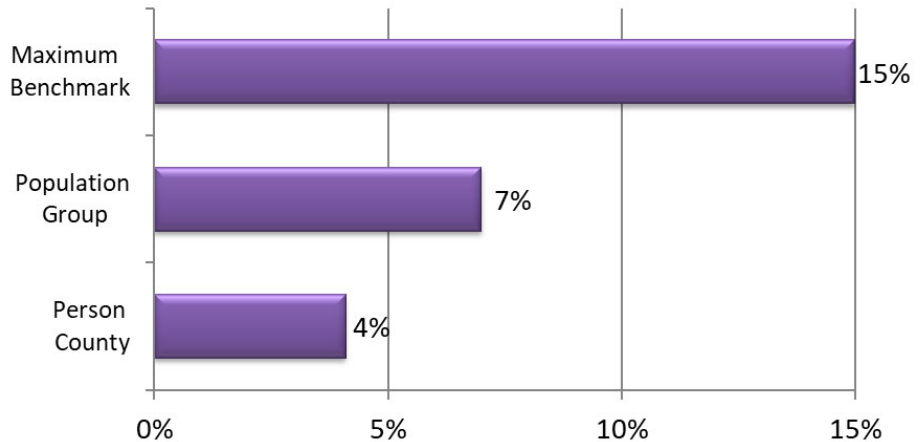
- **Debt to Assets Ratio**: Measures leverage, the extent to which total assets are financed with long-term debt. The debt-to-assets ratio is calculated as long-term debt divided by total assets. A high debt to assets ratio may indicate an over-reliance on debt for financing assets, and a low ratio may indicate a weak management of reserves. At FY 2020, the debt to assets ratio for Person County was 11% (drops to 9% in FY 2021), while the other 20 counties with similar populations reported an average of 32%. Person County was the 4th highest county for the amount of total assets reported in comparison to these other counties, but rated the 6th lowest Debt to Assets Ratio, as well as the 6th lowest long-term debt amount. Results appear to indicate that Person County is minimally leveraged in debt compared to the population group average. As displayed in the chart below, Person County's debt to assets ratio has declined from 13% in FY 2019 to 11% in FY 2020. This reduction is due to the yearly paydown of debt. A slight uptick in FY2018 is the result of issuing new debt for the Senior Center renovation and construction of Public Safety Communication Towers. Strictly from a current reporting perspective on the County's debt to assets ratio, the data supports that the County is more than sufficiently leveraged to take on additional long-term debt. A gradual change or level trend indicates to credit agencies a more strategic approach to the management of the County's assets. Borrowing rates have been significantly low due to the Federal Government's attempt to provide some economic relief in response to the Coronavirus pandemic, which has provided a favorable environment for debt borrowing. However, market expectations for a more aggressive, quicker rate hike cycle have risen in an attempt to battle inflation. At this time, Person County is planning to issue \$10M in debt in the first part of 2023 for deferred school maintenance projects. It is not anticipated that the interest rate increases will be severe enough to alter the County's plan to move forward with the debt issuance. The debt schedule will be provided once rates and timing of debt payments are determined.

FY	Person County's Debt to Assets Ratio
2016	14%
2017	14%
2018	15%
2019	13%
2020	11%



- Debt Service Ratio:** Measures financing obligations, provides feedback on service flexibility with the amount of expenditures committed to annual debt service. The debt service ratio is calculated as annual debt service divided by total expenses. General accounting guidance discourages this ratio from being higher than 15% for a maximum benchmark. Any percentage higher than this can severely hamper the County's service flexibility. At FY 2020, Person County's debt service ratio held at 4.1% (dropped to 3.5% in FY 2021), which is just over half of the population group's average ratio of 7% for FY 2020. This level trend indicates a tight management of its debt service costs in relation to total expenditures. As it stands now, Person County is in a favorable position to take on more debt when comparing the debt service ratio levels to its peer counties. A consistent debt ratio level indicates a stronger management of financing resources in relation to the amount that is available for other services.

FY 2020	Debt Service Ratio
Person County	4%
Population Group	7%
Maximum Benchmark	15%



Future Debt Service Payments

Fiscal Year Ending June 30	2012 School Roofing Projects for SMS & PHS (QSCB)	2015 PCRC & Various Roofing Projects	2016 Roxplex & Various Roofing Projects	2017 Senior Center & Various Roofing Projects	2018 Towers & Other Building Improvements Project	2019 EMS Ambulances Capital Lease	Total Current Debt Service	Year to Year Change in Current Debt Service
2023	251,924	221,000	310,457	191,787	512,320	155,217	1,642,705	(200,859)
2024	243,717	116,100	259,158	187,842	498,280	-	1,305,096	(337,609)
2025	235,509	113,300	154,163	183,897	484,240	-	1,171,108	(133,988)
2026	227,302	110,500	76,249	179,951	470,200	-	1,064,202	(106,906)
2027	219,095	107,700	-	176,006	381,818	-	884,619	(179,583)
2028	106,470	104,900	-	172,060	370,411	-	753,841	(130,778)
2029	-	102,100	-	168,115	359,003	-	629,218	(124,623)
2030	-	-	-	164,169	347,596	-	511,765	(117,453)
2031	-	-	-	160,224	212,285	-	372,509	(139,256)
2032	-	-	-	156,284	106,143	-	262,426	(110,083)
2033	-	-	-	-	102,633	-	102,633	(159,794)
2034	-	-	-	-	-	-	-	(102,633)
2035	-	-	-	-	-	-	-	-
Totals	\$ 1,284,017	\$ 875,600	\$ 800,026	\$ 1,740,335	\$ 3,844,928	\$ 155,217	\$ 8,700,121	\$ (1,843,564)

Above chart displays Person County's current debt service schedule. It is estimated that the County's total outstanding debt at June 30, 2022 will be \$8.7M.

\$10M in new debt is proposed to be issued in FY23 as part of a \$38M planned financing over the next 4 years to address school maintenance projects. The debt schedule will be provided once rates and timing of debt payments are determined.

Graph below represents the County's outstanding debt service over 10 year period. Projection of \$8.7M at end of FY22 is a 17% reduction from the prior year.

Fiscal Year Ending June 30	Total Current Debt Service	FY23 School Debt Financing (to be determined)	Total Proposed Debt Service	Adjusted Year to Year Change with Proposed Debt Service
2023	1,642,705	-	1,642,705	(200,859)
2024	1,305,096	-	1,305,096	(337,609)
2025	1,171,108	-	1,171,108	(133,988)
2026	1,064,202	-	1,064,202	(106,906)
2027	884,619	-	884,619	(179,583)
2028	753,841	-	753,841	(130,778)
2029	629,218	-	629,218	(124,623)
2030	511,765	-	511,765	(117,453)
2031	372,509	-	372,509	(139,256)
2032	262,426	-	262,426	(110,083)
2033	102,633	-	102,633	(159,794)
2034	-	-	-	(102,633)
2035	-	-	-	-
Totals	\$ 8,700,121	\$ -	\$ 8,700,121	\$ (1,843,564)

