

Person County Capital Improvement Plan FY 2024-2028

Approved



Katherine Cathey, County Manager
Brian Hart, Assistant County Manager
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April 17, 2023

Person County, North Carolina

Capital Improvement Plan

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PERSON COUNTY

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April 21, 2023

Dear Person County Residents:

I am pleased to present Person County's Fiscal Year (FY) 2024-2028 Capital Improvement Plan (CIP). The CIP is an important planning tool for our county, reflecting the Board of 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 (PCS) and Piedmont Community College (PCC), given that counties are statutorily responsible for the provision of educational facilities. We also include capital needs for two outside agencies for which the County owns the buildings, the Person County Museum of History and the Person County Senior Center.

The development of this plan considers 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 5 years, the fiscal impacts extend far beyond. Projects that are financed incur debt service payments typically over a 15 to 20-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 5-year CIP every year, but only funds the projects on an annual fiscal year basis.

For the previous fiscal year (FY23), the Board of Commissioners appropriated \$3,300,000 from the General Fund, \$1,503,241 from Capital Investment Fund (CIF), \$1,000,000 from the Water and Sewer Reserve Fund, and funding from several other revenue sources to fund the CIP. The FY23 CIP included significant increases in spending for all three entities.

The total approved FY24 CIP funding amount is \$17,550,345. Like current year spending, next year's funding sources are diversified. The General Fund contribution is proposed at \$3,200,000; CIP fund balance contributes \$402,109 and Airport Construction fund balance contributes

\$80,000; the Community Development Projects Fund from the County's contract with Republic Services funds two recreation, arts and parks projects in the amount of \$123,236; and \$1,000,000 is anticipated in state grant funds for the Person Industries/Materials Recovery Facility (PI/MRF) Merger and Renovation project. In FY24, the County will issue \$12,745,000 in limited obligation bonds (LOBs) to finance accessibility and safety improvements for Person High School (PHS). This financing will require an increase in property taxes by \$0.25 cents in order to make principal and interest payments on the bonds. In addition, the CIP budgets \$740,000 in contingency funds for this project. Public Schools Projects account for \$14,165,000 or 80.7% of the FY24 CIP.

The second major project included in the FY24 CIP is the PI/MRF merger and renovation. \$2.1M is budgeted for this County Project in year 1 of the five-year plan. Other projects, including repairing the HVAC system in the County Office Building, will be delayed due to the significant investments being made in the PI/MRF merger and PHS improvements. After investing \$1,912,968 in PCC Projects in FY23, the FY24 CIP includes \$839,000 to complete several PCC capital projects that are already underway as well as one new project.

An important element of this CIP is the debt service analysis and the tables and graph showing the future debt service levels for Person County Government. The County's total outstanding debt at June 30, 2023 will be \$7.1M, which is an 18% decrease from the prior year. The County, working in partnership with Person County Schools, is planning to issue new debt in FY24. The first financing of \$19.4M is planned as part of larger financing plan over the next four years, totaling \$58.3M.

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 Commissioners and our community partners as we implement the FY 2024-2028 CIP.

Sincerely,

A handwritten signature in black ink that reads "Katherine M. Cathey". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Katherine M. Cathey
County Manager

Revisions to Person County's Recommended CIP for FY 2024-2028

Note: One revision was made to the 2024-2028 Recommended Capital Improvement Program for Person County that the Board of Commissioners approved in their meeting on April 17, 2023.

	Adjustments	Comments
TOTAL RECOMMENDED CIP	65,471,694	
Budget Year 2023-2024		
None		
Planning Year 2024-2025		
None		
Planning Year 2025-2026		
County Phone System Replacement	(350,000)	This project was removed since an alternative proposal was presented by the Information Technology Director and approved at the meeting on April 17, 2023.
Planning Year 2026-2027		
None		
Planning Year 2027-2028		
None		
TOTAL APPROVED CIP	65,121,694	

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?

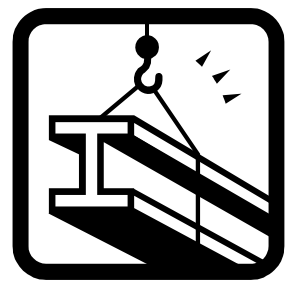
Operating Budget Impact

- 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:

- Enhanced Camera System (\$89,788)
- IT Building Room Addition (\$109,800)
- IT-UPS for New Room (\$58,356)
- LEC-Water Valves/Actuators (\$60,000)
- P&R-Athletic Field Light Poles (\$127,364)
- Mayo Lake Park Road Widening (\$65,025)
- Helena-Paving & ADA Parking (\$105,952)
- Sportsplex Playground Equipment (\$57,673)
- Scoreboard Replacement & Repairs (\$45,818)

Piedmont Community College:

- Main Power Switch Replacement (\$113,450)
- Computer Server Room-AC Unit (\$74,640)
- Campus Sidewalks Upgrade (\$80,000)
- Master Plan Update/Feasibility Study (\$50,000)
- Campus Master Plan (\$80,000)

Public Schools

- Stories Creek-Heat Pumps Replacement (\$158,885)
- PHS ADA Weight Room (\$144,800)
- Southern Middle School-Fire Alarm Upgrade (\$180,640)
- Stories Creek-Heat Pumps Replacement (\$158,885)
- South Elementary-Replace Floor Tile (\$55,317)

Ongoing Projects

Person County Government:

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

New Roof-Old Helena Gym (\$297,019) – Completed...waiting on final invoice

Executive Hangar Construction (\$5,201,336) – Construction is complete with only a few punch list items remaining. A final walkthrough with the contractor, Airport Operator, his staff and County staff, as well as training on the hangar operations, is scheduled for the end of March 2023.

P&R-ADA Accessibility Safety Surfacing (\$142,721) – Project is 75% complete. Anticipating completion by end of June 2023.

P&R-ADA Parking Areas (\$32,856) – Project is 80% complete. Anticipating completion by end of June 2023.

Human Resources Software - NeoGov (\$182,767) – Project was approved in FY 2022 to be expensed over a 4-year period. FY 2024 is the third year of the implementation phase.

Re-pave PCOB Parking Lots (\$81,100) – Planned for spring 2023. Completion expected by July 2023.

Refurbish Water Tank-Airport (\$64,000) – Revised scope to separate potable water supply for fire supply. Completion expected by July 2023.

Upfit PCOB Auditorium to BOC Boardroom (\$120,000) – Board of Commissioners approved to proceed with the majority of renovations to the auditorium, but made the decision to continue to hold their meetings in the current Board room on the 2nd floor of the PCOB unless it was necessary to schedule a meeting to be held in the auditorium due to large capacity of public attendance. Renovations are scheduled to begin in May 2023 with anticipated completion by early July 2023.

HVAC Upgrades-Senior Center (\$57,075) – Project is in process. Completion expected by end of March 2023.

New Roof-EMS (Barden St) (\$243,921) – Engineering has been done. Completion expected by September 2023.

New Roof-Old Helena (EMS/Sheriff) (\$164,205) – Construction in progress. Anticipate completion by end of March 2023.

New Roof-Inspection/Planning Building (\$315,361) – Engineering has been done. Completion expected by September 2023.

EMS Station North (\$10,000) – Still working on memorandum of agreement with Triple Springs VFD for building use, but still plans to expend the \$10K by the end of the FY to begin renovation.

Emergency Services Radio Upgrade (\$180,000) – Funds should be expended by May 2023.

Convert Picnic Shelters to Cabins (\$63,300) – This project is pending due to uncertainty of grant award. This is requested again for FY24 to be funded with contribution funds from Republic Services (Community Development Project Fund).

Outdoor Multi-Purpose Courts (\$63,000) – Project is 80% complete. Plan to finish by end of June 2023.

Kirby Rebirth Project-Rooftop Event Space (\$48,396) – This project is pending due to uncertainty of grant award. This is requested again for FY24 to be funded with contribution funds from Republic Services (Community Development Project Fund).

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. FY23 represents the 4th payment with the last payment to occur in FY24 for \$79K.

Environmental Controls for Buildings (\$325,000) – Project is completed. Waiting on final invoice payment.

General Education Building Design (\$300,000) – Preliminary design is in process.

Chiller Room Upgrades (\$500,000) – Preparing RFQ to send out in Spring 2023.

Science Lab Renovations (\$400,000) – Project is currently in design phase.

Science Package (\$80,000) – Project is in the bid process.

Room Upfits B, C, G Buildings (\$57,500) – Construction in progress. Anticipated completion by end of 2023.

Repair HVAC Roof Waterlines (\$90,000) – Preliminary design is in process

New Roof-Bldg L & Covered Walkways (\$326,468) – Engineering work has begun.

Public Schools:

Oak Lane Elementary Chiller (\$150,000) – Schools used ESSR funds to complete project, and have requested to apply these available funds to the North Elementary Chiller which was quoted higher than anticipated.

North Elementary Chiller (\$150,000) – Applying funds from Oak Lane and North End chiller to complete construction.

North End Elementary Chiller (\$125,000) – Schools used ESSR funds to complete project with the exception of retainage costs, and have requested to apply any remaining funds to the North Elementary Chiller which was quoted higher than anticipated.

Earl Bradsher Elementary – HVAC Units (\$115,000) – Schools used ESSR funds to complete project, and have requested to apply any remaining funds to the North Elementary Chiller which was quoted higher than anticipated.

Oak Lane Elementary - Roof Replacement (\$990,636) – Waiting for favorable weather to begin construction. Anticipate completion by September 2023.

South Elementary – Metal Roof Replacement (\$21,430) – Schools made decision to use these funds to demo building. No action yet.

Communication Radios (\$150,000) – Radios have been ordered.

Earl Bradsher-Fire Alarm System (\$180,000) – In process of awarding bids

Woodland Elementary-Repaint Canopies (\$36,000) – Project is complete. Waiting on final invoice.

PHS-Repave Parking Lot (\$300,000) – No action yet

New Roof-North End Elementary (\$200,449) – No action yet

Person County
Capital Improvement Plan
FY 2024-2028
Approved Projects

YEAR	DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION AND JUSTIFICATION
2024	Human Resources	Software Acquisition	50,199	Purchase software by NeoGov to improve efficiency in HR operations. This is the 3rd year payment of a 4-year plan.
	General Services	Demolish Water Tower-Old Helena School	65,000	Remove 25+ year old metal water tower located adjacent to Helena gym due to safety hazard of collapse on or near publicly used facility.
	General Services	Replace Tractor at Airport	80,000	Replace 2-wheel drive 2000 model with 4-wheel drive 2022 model tractor dedicated to maintenance at the Airport. Proposed tractor will be more versatile, efficient, and better equipped to handle tasks that current tractor is unable to do. Resale value of old tractor is \$25,000 - \$35,000 which will capitalize potential return on investment.
	Emergency Services	EMS Station North	75,000	An Emergency Medical Services Station on north end of the county to reduce response times to medical emergencies and reduce morbidity and mortality. Proposing to work with community partner to renovate existing space to staff a response vehicle and crew quarters without encumbering the cost of building a new facility.
	Emergency Services	LUCAS CPR Compression Devices	52,910	Purchase four LUCAS III Chest Compression Devices to install in EMS fleet. These compression devices perform CPR compressions on a patient which allows EMS crews to focus on other life saving procedures.
	Recreation, Arts & Parks	Conversion of Picnic Shelters 3,4,5 to Cabins	70,000	Convert three existing and unutilized picnic shelters into vacation cabins which would allow more rental opportunities for citizens of the county and outside visitors to the lake. This project was approved last year contingent upon a successful PARTF grant. Recommendation is to fully fund in FY24 using available Community Development Project funds provided by Republic Services if grant funds are not awarded.
	Recreation, Arts & Parks	Kirby Rebirth Project: Roof Top Studio/Event Space	53,236	Create a rooftop studio and event space to provide a great tourist attraction that would also greatly benefit the operations and community. This project was approved last year contingent upon a successful PARTF grant. Recommendation is to fully fund in FY24 using available Community Development Project funds provided by Republic Services if grant funds are not awarded.
	Person Industries/PCRC	PI/MRF Merger & Renovation	2,100,000	Year 1 of 2-phase project for merging Person Industries into PCRC location due to lease expiration of current Madison Blvd location on May 25, 2025. Feasibility study completed to show increased efficiency in recycling processing with updating machines, moving existing equipment, adding in temperature control area for Person Industries consumers to complete recycling related jobs. Building renovation and expansion of the PCRC facility would benefit the organization to be more streamlined with services and have more individuals to process recycling, increasing the tonnage that is sold per commodity vs. single stream. Up to \$1M in grant revenue per phase is projected, although the project is eligible for potentially more grant funds.
	PCC	Early College T Bldg-PECIL	79,000	Modular classroom building with 10 classrooms approved in 2019 CIP. Budget year 2023-2024 is the 5th and final year of funding to PCC for this project.
	PCC	Chiller Room Upgrades	400,000	Second and final year of funding to PCC for replacement of (1) Cooling Tower and (2) Chillers, electrical and control upgrades, pump repair/replacement, engineering fees and drawings. Cooling Tower showing signs of structural deterioration and leaks; Chillers redundant and servicable, but beyond useful life.
	PCC	Science Lab Renovations	200,000	Renovate (2) Biology/Anatomy classrooms and (1) Chemistry Lab. 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.

Person County
Capital Improvement Plan
FY 2024-2028
Approved Projects

YEAR	DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION AND JUSTIFICATION
	PCC	Room Upfits B, C and G Buildings	100,000	Additional updates to 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, and include asbestos abatement necessary for EOC & IT and repair in Bldg G.
	PCC	BDEC Entry	60,000	Add new storefront windows and doors, remove and replace subfloor/floor, upgrade electrical and lighting in the display areas. New entrance addresses repairs needed in the display area, creates an inviting entrance for users and an attractive storefront consistent with other downtown businesses.
	Public Schools	Debt Financing - Various Improvements to Schools	12,745,000	Debt-financed project to provide funds to schools for improvements at Person High School in this first tranche of approved funding by the Board of Commissioners in March 2023. This estimate includes \$10.8M construction/renovation, \$1.1M engineering and planning, \$300K issuance costs and \$545K contingency funds.
	Public Schools	Contingency Funds - Local	740,000	Setting aside contingency funds from local County funding to use as needed for the School Improvements Project.
	Public Schools	Install Cameras - All Schools	180,000	Provide matching funds to the Schools for the federal COPS School Violence Prevention Grant to install cameras at all schools for safety protocols. Need to install cameras at all schools so that buildings can be more closely monitored for safety and emergencies.
	Public Schools	New Roof - South Elementary School	500,000	Most critical roof in need of replacement. Due to significant size and cost, recommending to address one quarter of roof to determine depth of deterioration that would provide a more accurate assessment of the needs for the remaining three quarters to be completed in the following year.
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. Servers will have reached the end of their expected life. Technology changes and County-wide needs will require the servers to be replaced.
	Human Resources	Software Acquisition	64,542	Purchase software by NeoGov to improve efficiency in HR operations. This is the final payment of 4-year plan.
	General Services	Repair HVAC System in PCOB	450,000	Replace 60+ year old HVAC system in Board of Education wing of Person County Office Building. Multiple repairs have been made and dated equipment parts are becoming difficult to replace when failures occur. This is first year of two-year recommended project installation.
	Emergency Services	Emergency Services Radio Upgrade	1,060,000	Upgrade the radios in the 911 CAD consoles as they are approaching their end of service life in FY25. Once this occurs, spare parts will no longer be available to have them repaired. There are already operational limitations with the system that impact performance and first responder safety. Recommendation is to fund this eligible equipment under the Emergency Telephone System Fund.
	Person Industries/PCRC	PI/MRF Merger & Renovation	1,377,738	Second phase of 2-year project for merging Person Industries into PCRC location due to lease expiration of current Madison Blvd location on May 25, 2025. Feasibility study completed to show increased efficiency in recycling processing with updating machines, moving existing equipment, adding in temperature control area for Person Industries consumers to complete recycling related jobs. Building renovation and expansion of the PCRC facility would benefit the organization to be more streamlined with services and have more individuals to process recycling, increasing the tonnage that is sold per commodity vs. single stream. Up to \$1M in grant revenue per phase is projected, although the project is eligible for potentially more grant funds.

**Person County
Capital Improvement Plan
FY 2024-2028
Approved Projects**

YEAR	DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION AND JUSTIFICATION
	PCC	Door Locking and Security	250,000	The current configuration of the classroom doors that are outward facing are independtly locked with a key for each classroom. All classrooms are exterior doors. Currently we have no way to lock down all doors in case of an emergency. Moving to a magnatic swipe door system will provide centralized control of a lock-down in case of emergency.
	Public Schools	Contingency Funds - Local	340,000	Setting aside contingency funds from local County funding to use as needed for the School Improvements Project.
	Public Schools	New Roof - South Elementary School	1,904,555	Most critical roof in need of replacement. Due to significant size and cost, recommending to address one quarter of roof in FY24 to determine depth of deterioration that would provide a more accurate assessment of the needs for these remaining three quarters to be completed in FY25.
	Public Schools	Replace Water Fountains - all Schools	97,000	Replace all water fountains with new fountains containing lead filters. They need to be replaced due to age and possible changes in state regulations to drinking water in K-12 buildings.
2026	General Services	Repair HVAC System in PCOB	430,000	Replace 60+ year old HVAC system in Board of Education wing of Person County Office Building. Multiple repairs have been made and dated equipment parts are becoming difficult to replace when failures occur. This is second year of two-year recommended project installation.
	General Services	New Roof - Emg Comm (911)	149,006	As recommended in the Roofing Study.
	General Services	New Roof - Law Enforcement Center	963,316	As recommended in the Roofing Study.
	General Services	New Roof - Public Library	85,515	As recommended in the Roofing Study.
	Emergency Services	Bio-Medical Device Replacement	418,000	Replace biomedical equipment (cardiac monitors/defibrillators and Automatic External Defibrillators) that meets end of life and require replacement. These devices are essential for patient care and required by the NC Office of EMS to have vehicles classified as Advanced Life Support vehicles.
	Recreation, Arts & Parks	Athletic Field Light/Pole Upgrades	57,000	Replace light poles at various parks. All ballfields in Person County have light systems that are 25+ years old. Recommend to continue upgrading the lights for safety and preventative maintenance, and to reduce liability.
	PCC	Mechanical, Electrical, Plumbing (MEP) Replacement	245,000	Replace hot water heaters, Penthouse Air Handlers, and Secondary HVAC Units that have been identified and prioritized in PCC's Facility Master Plan. Identified equipment is beyond useful life. Chance of emergency repairs high and expect new units to be more efficient. This is the first year of a three-year project.
	PCC	Bookstore Relocation	450,000	Relocate Bookstore and renovate area to create a campus Welcome Center that will house student support staff currently located in other areas of Campus. This will create a campus entrance that will cater to student needs, and create an "ease of doing business" with the community that will attract more students and visitors.
	Public Schools	Debt Financing - Various Improvements to Schools	11,715,000	Debt-financed project to provide funds for improvements at various schools in this second tranche of funding approved by the Board of Commissioners in March 2023. This estimate includes \$9.9M construction/renovation, \$1.02M engineering and planning, \$300K issuance costs and \$495K contingency funds.
	Public Schools	Contingency Funds - Local	570,000	Setting aside contingency funds from local County funding to use as needed for the School Improvements Project.
	Public Schools	Replace Electronic Door Locks - All Schools	150,000	Electronic door lock sytem is 15 years old and needs to be replaced and upgraded to increase speed of service. The new system would allow for instant data update and changes to be made without physically visiting each site.
	Public Schools	Replace Exterior Doors - South and Oak Lane Elementary	110,000	Replace exterior doors at South and Oak Lane due to safety concerns and poor operating condition.
	Public Schools	Replace asbestos floor tiles in Rooms 1-8	80,000	Remove asbestos floor tiles in 7 classrooms due to safety and health concerns. Floor tiles are loose and may cause health issues for students and staff.
	Public Schools	School	121,544	As recommended in the Roofing Study.

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YEAR	DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION AND JUSTIFICATION
2027	General Services	New Roof - Mayo Park Buildings	212,954	As recommended in the Roofing Study.
	Recreation, Arts & Parks	Athletic Field Light/Pole Upgrades	59,800	Replace light poles at various parks. All ballfields in Person County have light systems that are 25+ years old. Recommend to continue upgrading the lights for safety and preventative maintenance, and to reduce liability.
	Recreation, Arts & Parks	ADA Accessible Elevator-Kirby	350,000	Construction and installation of an ADA accessible elevator in the Kirby building. This addition will provide accessibility from the basement to the stage, which is a critical need. It will also provide an ease to citizens, staff and resources with reduced physical exertion and risk of injury by providing a way to move stage props between floors. This will increase staff productivity and time efficiency.
	Recreation, Arts & Parks	ADA Accessible Restroom-Kirby	200,000	Renovate Kirby restroom to provide ADA accessibility . The Kirby Auditorium currently has two ADA accessible single-stall (two toilets) restrooms that serve a facility with a capacity of over 1000 people.
	Recreation, Arts & Parks	ADA Accessible Playgrounds	650,000	This project addresses the ADA accessibility needs for Person County children that are differently-abled and need special accommodations to utilize recreational facilities and playgrounds. These all-inclusive play spaces will further address sensory-processing needs with additional recreational equipment that allows for sensory-based experiences.
	PCC	Mechanical, Electrical, Plumbing (MEP) Replacement	240,000	Replace hot water heaters, Penthouse Air Handlers, Secondary HVAC Units that have been identified and prioritized in our Facility Master Plan. Identified equipment is beyond useful life. Chance of emergency repairs high and new units will be more efficient. This is the second year of a three-year project.
	Public Schools	Contingency Funds - Local	418,865	Setting aside contingency funds from local County funding to use as needed for the School Improvements Project.
	Public Schools	Painting entire school - Oak Lane Elementary	75,000	Need to paint entire school due to wear and tear of old paint, and paint peeling off walls and doors.
	Public Schools	New Roof - Woodland Elementary	993,381	As recommended in the Roofing Study.
2028	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.
	Recreation, Arts & Parks	Athletic Field Light/Pole Upgrades	63,250	Replace light poles at various parks. All ballfields in Person County have light systems that are 25+ years old. Recommend to continue upgrading the lights for safety and preventative maintenance, and to reduce liability.
	Recreation, Arts & Parks	Addition of Doorways-Kirby	50,000	Addition of two doorways to connect the Auditorium to the Foyer of the Kirby Rebirth and the Kirby Learning Studios will help ensure safety of staff and public. One doorway would be cut from the auditorium to the rebirth elevator foyer and another door to go from rebirth elevator foyer into the learning studios.
	Recreation, Arts & Parks	Renovation & Repairs-Kirby	100,000	Repairs/Updates to Lighting, Draping, Roller Systems and addition of Streaming Equipment to provide ADA Accessibility. This includes installation of (1) flame-retardant curtains and motorization of grand drapes; (2) replacement of stage lighting system, and (3) installation of streaming equipment.
	Recreation, Arts & Parks	Department Branding and Signage	100,000	Request is for consistent branding, signage and wayfinding in order to educate and inform community members and visitors of surroundings and amenities. Additionally, the Recreation Arts and Parks Department needs to identify itself, align it with the County and use that brand to connect themselves to their mission and vision in order to communicate their services better.

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YEAR	DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION AND JUSTIFICATION
	Recreation, Arts & Parks	HVAC Installation-Olive Hill Gym	150,000	There is a need for climate-controlled rental and program space within the community. Currently, there is limited use of these facilities from the late spring through early fall due to lack of HVAC. Also, the addition of HVAC to these facilities will decrease the likelihood of mold and other moisture-based issues throughout the warmer months, decreasing long-term maintenance costs.
	Recreation, Arts & Parks	HVAC Installation-Old Helena Gym	150,000	There is a need for climate-controlled rental and program space within the community. Currently, there is limited use of these facilities from the late spring through early fall due to lack of HVAC. Also, the addition of HVAC to these facilities will decrease the likelihood of mold and other moisture-based issues throughout the warmer months, decreasing long-term maintenance costs.
	PCC	Mechanical, Electrical, Plumbing (MEP) Replacement	365,629	Replace hot water heaters, Penthouse Air Handlers, Secondary HVAC Units that have been identified and prioritized in our Facility Master Plan. Identified equipment is beyond useful life. Chance of emergency repairs high and new units will be more efficient. This is the third year of a three-year project.
	PCC	IT Systems	475,000	Update phone systems and network switches. Not updating phone system could result in phone system failure and force migration to a new phone system without one in place. Current network switches are six years old and industry standard for life expectancy is seven years.
	Public Schools	Debt Financing - Various Improvements to Schools	13,795,000	Debt-financed project to provide funds for improvements at various schools in this third tranche of funding approved by the Board of Commissioners in March 2023. This estimate includes \$11.71M construction/renovation, \$1.2M engineering and planning, \$300K issuance costs and \$585K contingency funds.
	Public Schools	Contingency Funds - Local	570,696	Setting aside contingency funds from local County funding to use as needed for the School Improvements Project.
	Public Schools	Replace Bleachers - PHS Auxillary Gym	110,000	Need to replace 30+ year old bleachers due to the age and condition of bleachers . Also bleachers are constructed of wood, have inoperable mechanical issues, and do not meet ADA standards.
	Public Schools	New Roof - Person High School	236,132	As recommended in the Roofing Study.

Person County
Capital Improvement Plan
FY 2024-2028
Projects Not Approved

DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION/REASON FOR NOT RECOMMENDING
Emergency Services	Back-Up 911 Center	4,000,000	Emergency Services enlisted the consultative support/services of Mission Critical Partners to conduct a facility feasibility assessment for a new Emergency Services Building, which would include current and future needs of 911 Center. Results of the study may impact this project, so it is not recommended at this time.
Emergency Services	Emergency Services Building/EOC Building Replacement	40,212,266	Emergency Services enlisted the consultative support/services of Mission Critical Partners to conduct a facility feasibility assessment. Preliminary results of the study were recently shared with the Board of Commissioners. BOC recognizes need and will continue to receive and evaluate information related to the potential project and its funding, as it is made available by the department and/or MCP. If BOC ultimately supports project, it will be forwarded to the County's Debt Consultants for further financial review and analysis.
Recreation, Arts & Parks	Paving Existing Gravel Parking Lots for Full ADA Access-All Parks	1,000,000	ADA and parking lot improvements are currently being addressed in previously approved CIP projects. Additional needs will continue to be assessed, prioritized and addressed by the department in collaboration with General Services and County Manager's Office.
Recreation, Arts & Parks	Rail Road Trails Acquisition & Development	1,500,000	The department was recently awarded a grant from DOT to conduct a multimodal feasibility study. Pending the results of the study and the availability of additional funding sources, the project is not recommended, but will be evaluated for further consideration.
Recreation, Arts & Parks	Public Splash Pad	750,000	Not recommending due to the addition of significant operating impacts and other competing projects.
Recreation, Arts & Parks	Pump Track	300,000	Not recommending at this time due to other critical capital needs.
Recreation, Arts & Parks	Bike Lanes Addition	100,000	Not recommending at this time due to other critical capital needs.
Recreation, Arts & Parks	Fence Repair & Replacement All Parks	500,000	Recommended to include as an operating cost and complete for one park at a time. Therefore, project not recommended at this time.
Recreation, Arts & Parks	Timberlake Building Renovation	115,000	Project not recommended at this time due to competing priorities. Project may be impacted by future BOC decision about Old Helena School property.
PCC	General Occupation Building	28,000,000	Not recommending at this time due to other critical capital needs, including recommended PCC projects.
PCC	General Occupation Building-Backfill	12,000,000	Not recommending at this time due to other critical capital needs, including recommended PCC projects.
Public Schools	New Roof - Northern Middle School	2,429,970	Not recommended at this time as other CIP approved for school improvements is needed. Roofing is deferred to a year beyond 5-year plan and will be re-evaluated each year to determine if earlier replacement is necessary.
Public Schools	New Roof - School Bus Garage	414,258	Not recommended at this time as other CIP approved for school improvements is needed. Roofing is deferred to a year beyond 5-year plan and will be re-evaluated each year to determine if earlier replacement is necessary.

**Person County
Capital Improvement Plan (CIP)
2024-28
Approved - Funding Schedule**

Sources of Revenue:	Current Year 2022-23	Planning Year 2023-24	Planning Year 2024-25	Planning Year 2025-26	Planning Year 2026-27	Planning Year 2027-28	TOTAL REVENUE SOURCES
Revenues:							
General Fund Contribution	3,300,000	3,200,000	3,360,000	3,480,000	3,200,000	3,200,000	19,740,000
CIP Fund Balance	-	402,109	333,835	222,378	-	-	958,322
City of Roxboro Contribution (County Phone System Replacement)	-	-	-	52,500	-	-	52,500
City of Roxboro Contribution (New Roof-Emergency Communications (911))	-	-	-	74,503	-	-	74,503
Airport Construction Fund Balance (Replace Tractor at Airport)	-	80,000	-	-	-	-	80,000
State 911 Board Funds	-	-	1,060,000	-	-	-	1,060,000
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
Community Development Projects Fund Balance (Kirby Rebirth & Conversion of picnic shelters to cabins)	-	123,236	-	-	-	-	123,236
State grant funds (PI/MRF Merger and Renovation)	-	1,000,000	1,000,000	-	-	-	2,000,000
Limited Obligation Bonds (School Improvements)	-	12,745,000	-	11,715,000	-	13,795,000	38,255,000
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 (IAIA Stormwater Programs)	114,394	-	-	-	-	-	114,394
Total Sources of Revenue:	6,078,133	17,550,345	5,753,835	15,544,381	3,200,000	16,995,000	65,121,694
Project Costs for County:	Current Year 2022-23	Planning Year 2023-24	Planning Year 2024-25	Planning Year 2025-26	Planning Year 2026-27	Planning Year 2027-28	TOTAL PROJECT COSTS
Information Technology:							
Virtual Infrastructure Upgrades	-	-	210,000	-	-	-	210,000
Human Resources:							
Software Acquisition	21,514	50,199	64,542	-	-	-	136,255
General Services:							
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
Demolish Water Tower-Old Helena School	-	65,000	-	-	-	-	65,000
Repair HVAC System in PCOB	-	-	450,000	430,000	-	-	880,000
Replace Tractor at Airport	-	80,000	-	-	-	-	80,000
New Roof - Emergency Communications (911)	-	-	-	149,006	-	-	149,006
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

**Person County
Capital Improvement Plan (CIP)
2024-28
Approved - Funding Schedule**

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	-	1,060,000	-	-	-	1,240,000
LUCAS CPR Compression Devices	-	52,910	-	-	-	-	52,910
Bio-Medical Device Replacement	-	-	-	418,000	-	-	418,000
Economic Development							
Western Sewer Expansion	1,000,000	-	-	-	-	-	1,000,000
Recreation, Arts & Parks:							
Athletic Field Light/Pole Upgrades	50,000	-	-	57,000	59,800	63,250	230,050
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	70,000	-	-	-	-	133,300
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	53,236	-	-	-	-	101,632
Score Board Replacements and Repairs	65,000	-	-	-	-	-	65,000
Playground and Park Improvements	70,000	-	-	-	-	-	70,000
ADA Accessible Elevator-Kirby	-	-	-	-	350,000	-	350,000
ADA Accessible Restroom-Kirby	-	-	-	-	200,000	-	200,000
ADA Accessible Playgrounds	-	-	-	-	650,000	-	650,000
Addition of Doorways-Kirby	-	-	-	-	-	50,000	50,000
Renovation & Repairs-Kirby	-	-	-	-	-	100,000	100,000
Department Branding and Signage	-	-	-	-	-	100,000	100,000
HVAC Installation-Olive Hill Gym	-	-	-	-	-	150,000	150,000
HVAC Installation-Old Helena Gym	-	-	-	-	-	150,000	150,000
Person Industries/PCRC							
PI/MRF Merger and Renovation	-	2,100,000	1,377,738	-	-	-	3,477,738
Stormwater Management:							
IAIA Stormwater Programs	114,394	-	-	-	-	-	114,394
Total County Projects:	3,047,716	2,546,345	3,162,280	2,102,837	1,472,754	1,442,543	13,774,475

**Person County
Capital Improvement Plan (CIP)
2024-28
Approved - Funding Schedule**

Project Costs for PCC:	Current Year 2022-23	Planning Year 2023-24	Planning Year 2024-25	Planning Year 2025-26	Planning Year 2026-27	Planning Year 2027-28	TOTAL PROJECT COSTS
Piedmont Community College (PCC):							
Early College - POD Building	79,000	79,000	-	-	-	-	158,000
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	100,000	-	-	-	-	157,500
Repair of HVAC Roof Water Lines	90,000	-	-	-	-	-	90,000
New Roof- Building L & covered walkways	326,468	-	-	-	-	-	326,468
BDEC Entry	-	60,000	-	-	-	-	60,000
Door Locking and Security	-	-	250,000	-	-	-	250,000
Mechanical, Electrical, Plumbing (MEP) Replacement	-	-	-	245,000	240,000	365,629	850,629
Bookstore Relocation	-	-	-	450,000	-	-	450,000
IT Systems	-	-	-	-	-	475,000	475,000
Total PCC Projects:	1,912,968	839,000	250,000	695,000	240,000	840,629	4,777,597
Project Costs for Public Schools:	Current Year 2022-23	Planning Year 2023-24	Planning Year 2024-25	Planning Year 2025-26	Planning Year 2026-27	Planning Year 2027-28	TOTAL PROJECT COSTS
Public Schools:							
Communication Radios - All Schools	150,000	-	-	-	-	-	150,000
Earl Bradsher - Fire Alarm System	180,000	-	-	-	-	-	180,000
South Elem - Replace Floor Tile	87,000	-	-	-	-	-	87,000
PHS-ADA Weight Room	145,000	-	-	-	-	-	145,000
Woodland Elem - Repaint Canopies	55,000	-	-	-	-	-	55,000
PHS - Repave Parking Lot	300,000	-	-	-	-	-	300,000
New Roof-North End (sectors C,D,E)	200,449	-	-	-	-	-	200,449
Debt Financing - Various Improvements to Schools							
Construction/Renovation	-	10,818,553	-	9,850,000	-	11,650,000	32,318,553
A&E Fees	-	1,081,855	-	1,020,000	-	1,199,550	3,301,405
Issuance Costs	-	300,000	-	300,000	-	300,000	900,000
Contingency Funds-Financed	-	544,592	-	545,000	-	645,450	1,735,042
Contingency Funds-Local	-	740,000	340,000	570,000	418,865	570,696	2,639,561
Install Cameras - All Schools	-	180,000	-	-	-	-	180,000
Replace Electronic Door Locks - All Schools	-	-	-	150,000	-	-	150,000
New Roof - South Elementary	-	500,000	1,904,555	-	-	-	2,404,555
Replace Exterior Doors - South and Oak Lane Elementary	-	-	-	110,000	-	-	110,000
Replace Water Fountains - all Schools	-	-	97,000	-	-	-	97,000
Replace asbestos floor tiles in Rms 1-8	-	-	-	80,000	-	-	80,000
New Roof (canopies) - SMS	-	-	-	121,544	-	-	121,544
Painting entire school - Oak Lane	-	-	-	-	75,000	-	75,000
New Roof - Woodland Elementary	-	-	-	-	993,381	-	993,381
Replace Bleachers - PHS Auxillary Gym	-	-	-	-	-	110,000	110,000
New Roof - Person High School	-	-	-	-	-	236,132	236,132
Total Public Schools Projects:	1,117,449	14,165,000	2,341,555	12,746,544	1,487,246	14,711,828	46,569,622
Total Project Costs:	6,078,133	17,550,345	5,753,835	15,544,381	3,200,000	16,995,000	65,121,694

**Person County
Capital Improvement Plan (CIP)
2024-28
Approved - Funding Schedule**

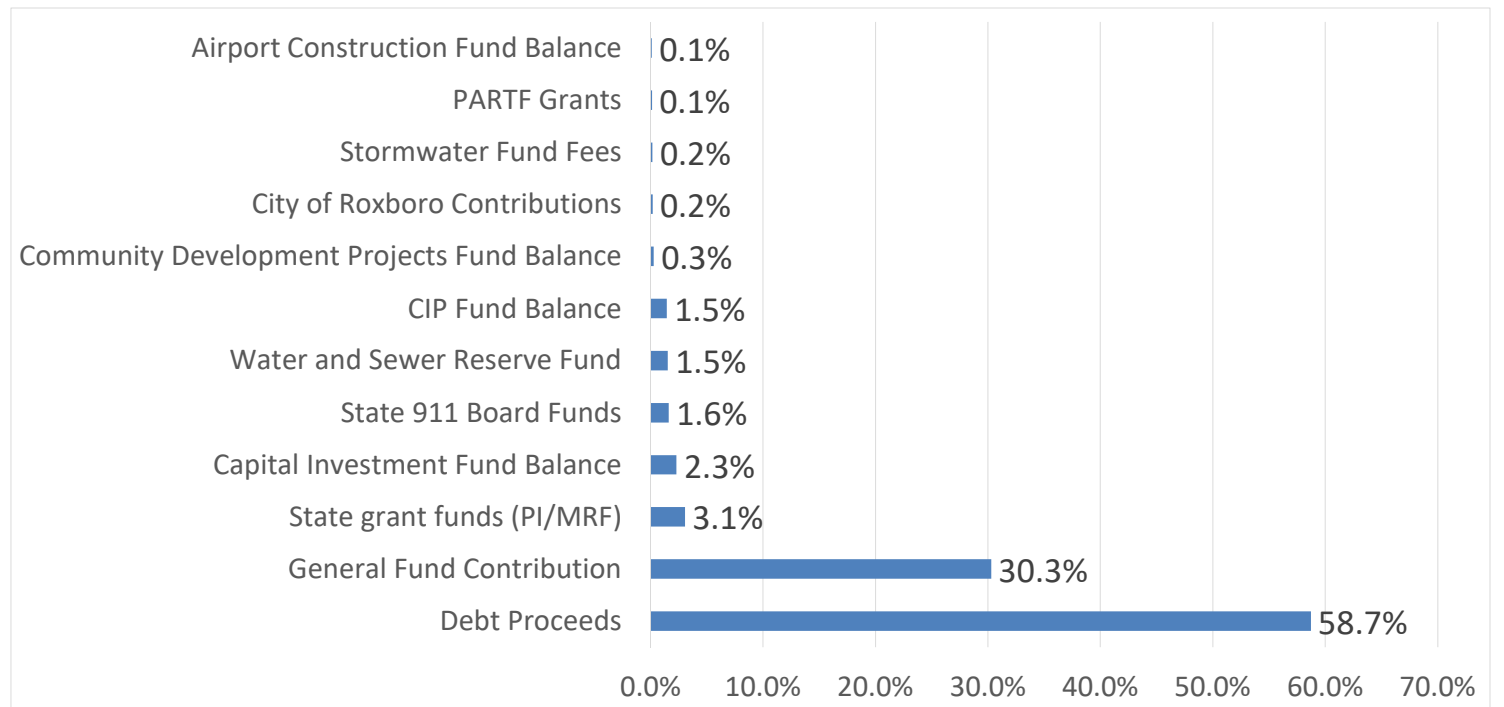
Sources of Revenue for Operating Impact Costs:	Current Year 2022-23	Planning Year 2023-24	Planning Year 2024-25	Planning Year 2025-26	Planning Year 2026-27	Planning Year 2027-28	TOTAL REVENUE SOURCES
General Fund Revenues	-	306,448	1,243,875	1,575,938	2,409,760	2,671,313	8,207,334
Rental Revenue-Conversion of Picnic Shelters 3,4,5 to Cabins	-	22,500	22,500	22,500	22,500	22,500	112,500
Total Sources of Revenue for Operating Impact Costs:	-	328,948	1,266,375	1,598,438	2,432,260	2,693,813	8,319,834

Operating Impact Costs:	Current Year 2022-23	Planning Year 2023-24	Planning Year 2024-25	Planning Year 2025-26	Planning Year 2026-27	Planning Year 2027-28	TOTAL PROJECT COSTS
Information Technology							
County Phone System Replacement							
Maintenance contract	-	-	-	30,000	30,000	30,000	90,000
Human Resources							
Software Acquisition	-	-	-	12,500	12,500	12,500	37,500
Emergency Services							
Emergency Services Radio Upgrade							
Contractural and maintenance service contracts	-	-	-	12,000	12,000	12,000	36,000
LUCAS CPR Compression Devices							
3-yr Preventive maintenance plan	-	13,260	-	-	13,260	-	26,520
Bio-Medical Device Replacement							
3-yr Preventive maintenance plan	-	-	-	24,000	-	-	24,000
Recreation, Arts & Parks							
ADA Accessible Elevator Project							
Maintenance costs	-	-	-	-	1,000	1,000	2,000
Conversion of Picnic Shelters 3,4,5 to Cabins							
Maintenance costs	-	5,000	5,000	5,000	5,000	5,000	25,000
Public Schools							
Debt Payments	-	310,688	1,261,375	1,514,938	2,358,500	2,633,313	8,078,814
Total Operating Impact Costs:	-	328,948	1,266,375	1,598,438	2,432,260	2,693,813	8,319,834

Note: Yellow highlighted estimates include the revenues and expenditures associated with new debt issuances for school improvements.

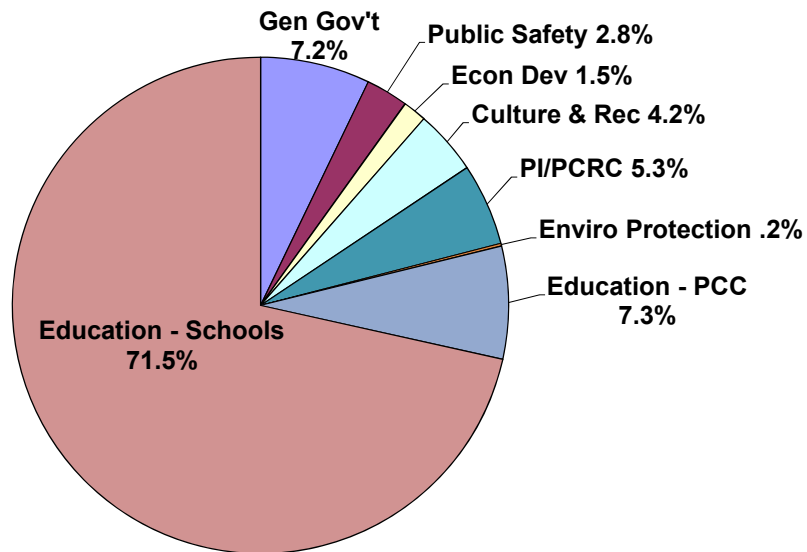
Person County Capital Improvement Plan
Approved - Revenue Sources
FY 2024 - 2028

Total % Revenue Sources								
Description	Current Year	2024	2025	2026	2027	2028	Totals	% of Total
Debt Proceeds	-	12,745,000	-	11,715,000	-	13,795,000	38,255,000	58.7%
General Fund Contribution	3,300,000	3,200,000	3,360,000	3,480,000	3,200,000	3,200,000	19,740,000	30.3%
State grant funds (PI/MRF)	-	1,000,000	1,000,000	-	-	-	2,000,000	3.1%
Capital Investment Fund Balance	1,503,241	-	-	-	-	-	1,503,241	2.3%
State 911 Board Funds	-	-	1,060,000	-	-	-	1,060,000	1.6%
Water and Sewer Reserve Fund	1,000,000	-	-	-	-	-	1,000,000	1.5%
CIP Fund Balance	-	402,109	333,835	222,378	-	-	958,322	1.5%
Community Development Projects Fund Balance	73,000	123,236	-	-	-	-	196,236	0.3%
City of Roxboro Contributions	-	-	-	127,003	-	-	127,003	0.2%
Stormwater Fund Fees	114,394	-	-	-	-	-	114,394	0.2%
PARTF Grants	87,498	-	-	-	-	-	87,498	0.1%
Airport Construction Fund Balance	-	80,000	-	-	-	-	80,000	0.1%
Totals	6,078,133	17,550,345	5,753,835	15,544,381	3,200,000	16,995,000	65,121,694	100.0%



Person County Capital Improvement Plan
Approved - by Function
FY 2024 - 2028

Total % CIP Projects by Function								
Description	Current Year	2024	2025	2026	2027	2028	Totals	% of Total
General Government	1,067,176	195,199	724,542	1,627,837	212,954	829,293	4,657,001	7.2%
Public Safety	190,000	127,910	1,060,000	418,000	-	-	1,795,910	2.8%
Economic Development	1,000,000	-	-	-	-	-	1,000,000	1.5%
Culture & Recreation	676,146	123,236	-	57,000	1,259,800	613,250	2,729,432	4.2%
Person Industries/PCRC	-	2,100,000	1,377,738	-	-	-	3,477,738	5.3%
Environmental Protection	114,394	-	-	-	-	-	114,394	0.2%
Education - PCC	1,912,968	839,000	250,000	695,000	240,000	840,629	4,777,597	7.3%
Education - Schools	1,117,449	14,165,000	2,341,555	12,746,544	1,487,246	14,711,828	46,569,622	71.5%
Totals	6,078,133	17,550,345	5,753,835	15,544,381	3,200,000	16,995,000	65,121,694	100.0%

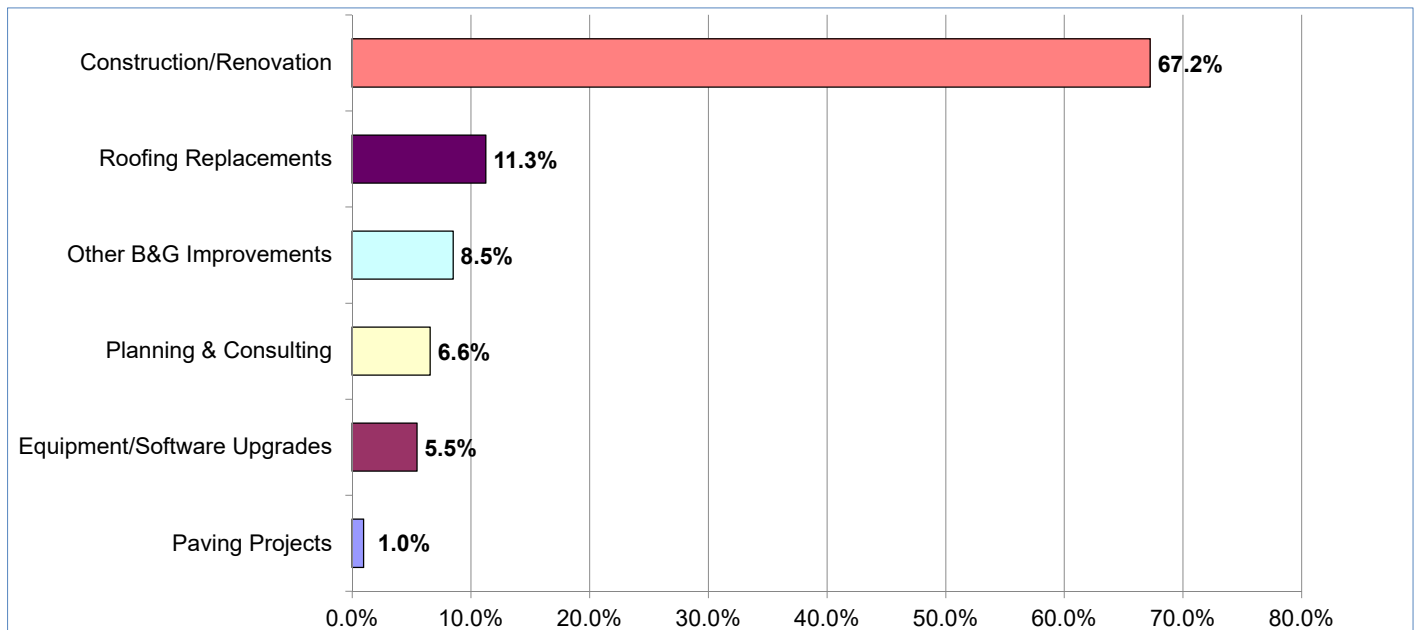


Person County Capital Improvement Plan

Approved - by Type

FY 2024 - 2028

Total % CIP Projects by Type								
Description	Current Year	2024	2025	2026	2027	2028	Totals	% of Total
Paving Projects	632,550	-	-	-	-	-	632,550	1.0%
Equipment/Software Upgrades	715,514	363,109	1,431,542	568,000	-	475,000	3,553,165	5.5%
Planning & Consulting	80,000	1,381,855	-	1,320,000	-	1,499,550	4,281,405	6.6%
Other B&G Improvements	1,086,469	460,000	700,000	922,000	1,374,800	988,879	5,532,148	8.5%
Roofing Replacements	1,340,404	500,000	1,904,555	1,319,381	1,206,335	1,065,425	7,336,100	11.3%
Construction/Renovation	2,223,196	14,845,381	1,717,738	11,415,000	618,865	12,966,146	43,786,326	67.2%
Totals	6,078,133	17,550,345	5,753,835	15,544,381	3,200,000	16,995,000	65,121,694	100.0%



Person County's Debt Service

Current Outstanding Debt

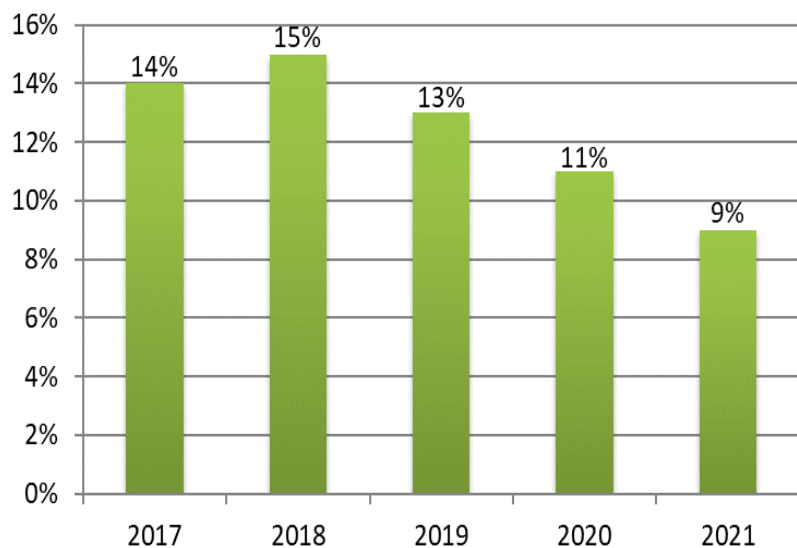
Project	Description	Term	Interest Rate %	Outstanding Balance	Last Pyt Fiscal Year
2012 SMS & portion of PHS Re-roofing (QSCB)	Re-roofing construction for Southern Middle School and a portion of Person High School; financed through a Qualified School Construction Bond (QSCB) yielding a 100% refund of the interest payments.	15 years	3.93%	1,032,093	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%	654,600	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%	489,569	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%	1,548,547	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%	3,332,608	2033
		TOTAL DEBT SERVICE OUTSTANDING		<u>\$7,057,416</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:

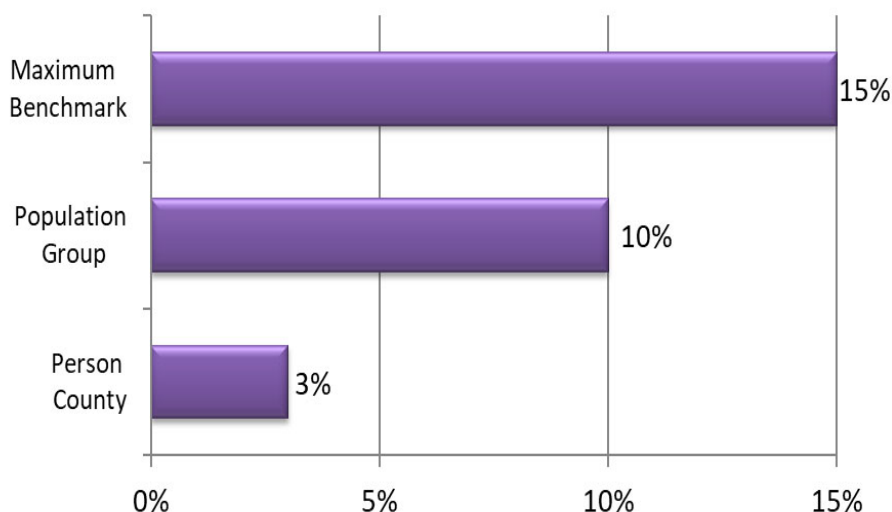
- **Debt to Assets Ratio**: Measures leverage, the extent to which total assets are financed with long-term debt. The debt-to-assets ratio is calculated as long-term debt divided by total assets. A high debt to assets ratio may indicate an over-reliance on debt for financing assets, and a low ratio may indicate a weak management of reserves. At FY 2021, the debt to assets ratio for Person County was 9% (drops slightly under 9% in FY 2022), while the other 22 counties with similar populations reported an average of 27%. Person County was the 6th highest county for the amount of total assets reported in comparison to these other counties, but rated the 5th lowest Debt to Assets Ratio, as well as the 4th lowest long-term debt expense. 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 11% in FY 2020 to 9% in FY 2021. This reduction is due to the yearly paydown of debt. A slight uptick in FY2018 was 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 moderately low, although the Federal Reserve has implemented several increases this year in an attempt to address the current inflationary economy. At this time, Person County is planning to issue \$10M in debt in June 2023 for Person High School improvements. Although the interest rate environment is not as favorable as it was 12 months ago, 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 issuance of new debt should cause the debt-to-asset ratio to climb, and be closer to the average of what counties in our population group are reporting, indicating an effort by the County to display a stronger management of reserves.

FY	Person County's Debt to Assets Ratio
2017	14%
2018	15%
2019	13%
2020	11%
2021	9%



- **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 2021, Person County's debt service ratio reported at 3.5% (dropped to 3.0% in FY 2022), which is significantly under the population group's average ratio of 10% for FY 2021. 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. The issuance of new debt should cause the County's debt service ratio to increase to a level that indicates a stronger management of financing resources in relation to the amount that is available for other services.

FY 2021	Debt Service Ratio
Person County	3%
Population Group	10%
Maximum Benchmark	15%



Proposed Debt Service

There are three debt issuances in this 5-year CIP plan for FY2024, 2026, and 2028 that the Board of Commissioners formerly approved via a *Resolution of Intent* on March 20, 2023 for a total of \$38,255,000. This 3-tier financing will cover ADA and safety improvements to Person High School and various other public school buildings, and will require an increase in property taxes by \$0.25 cents in order to make principal and interest payments on the Bonds. The detail for these projects is below:

➤ **Various Improvements to Schools Project (Tier 1)**

The County is proposing to issue a Limited Obligation Bond (LOB) for \$12.745M in October 2023 that will cover the cost of planning, construction and renovation improvements, and issuance costs for Person High School. Renovations include improvements to the stadium, gym bleachers, ventilation system, installation of security cameras and elevator, and ADA construction to student and teacher restrooms. The total proposed debt amount for this project is comprised of the following:

Construction/Renovation/Planning	\$10,818,553
A&E Fees	1,081,855
Issuance Costs	300,000
Contingency Funds	<u>544,592</u>
Total	<u>\$12,745,000</u>

➤ **Various Improvements to Schools Project (Tier 2)**

The County is proposing to issue a Limited Obligation Bond (LOB) for \$11.715M in October 2025 that will cover the cost of planning, construction and renovation improvements, and issuance costs for Stories Creek Elementary, South Elementary, Oak Lane Elementary, Helena Elementary, and Earl Bradsher Preschool. Renovations include various ADA and safety improvements. The total proposed debt amount for this project is comprised of the following:

Construction/Renovation/Planning	\$ 9,850,000
A&E Fees	1,020,000
Issuance Costs	300,000
Contingency Funds	<u>545,000</u>
Total	<u>\$11,715,000</u>

➤ **Various Improvements to Schools Project (Tier 3)**

The County is proposing to issue a Limited Obligation Bond (LOB) for \$13.795M in October 2027 that will cover the cost of planning, construction and renovation improvements, and issuance costs for Southern Middle School, Northern Middle School, Woodland Elementary, North End Elementary, and North Elementary. Renovations include various ADA and safety improvements. The total proposed debt amount for this project is comprised of the following:

Construction/Renovation/Planning	\$11,650,000
A&E Fees	1,199,550
Issuance Costs	300,000
Contingency Funds	<u>645,450</u>
Total	<u>\$13,795,000</u>

The addition of this new debt is estimated to increase the County's outstanding debt total from \$7.1M at end of FY24 to \$65.4M over the next four years. This will result in a significant uptick to the County's debt service trend, which has trended downwards since 2018, the last time that Person County issued debt. The outstanding debt total projected at the end of FY28 after other debt service is paid down is expected to be \$52.1M. Although the new debt is large in comparison to other debt issuances that the County has implemented over the past 20 years, the County has built up reserves that minimized the amount of tax revenue needed to support this new debt by only \$.25 cents on the tax rate. However, the County will have to heavily consider significant projects in the near future as they would likely require a steeper tax increase to fund given the recent decision to move forward with this new debt for Schools.

Future Debt Service

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	Total Current Debt Service	Year to Year Change in Current Debt Service
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	\$ 1,032,093	\$ 654,600	\$ 489,569	\$ 1,548,547	\$ 3,332,608	\$ 7,057,416	\$ (1,642,705)

Above chart displays Person County's current debt service schedule, which at FYE 2023 is \$7.1M

The Board of Commissioners formerly approved on March 20, 2023 to issue three tranches of debt for school improvements in the amount of \$38,255,000. The chart displayed to the right estimates a \$58.3M increase in debt service expense over the next four years from the additional debt.

The graph below represents the County's outstanding debt service over a 10 year period, which includes the effect of adding the new debt through FY2028.

Fiscal Year Ending June 30	Total Current Debt Service	2023 Person High School Improvements	2025 Various School Improvements	2027 Various School Improvements	Total Proposed Debt Service	Adjusted Year to Year Change with Proposed Debt Service
2024	1,305,096	310,688	-	-	1,615,784	(26,922)
2025	1,171,108	1,261,375	-	-	2,432,483	816,700
2026	1,064,202	1,229,375	285,563	-	2,579,140	146,656
2027	884,619	1,197,375	1,161,125	-	3,243,119	663,979
2028	753,841	1,165,375	1,131,625	336,313	3,387,153	144,034
2029	629,218	1,133,375	1,102,125	1,362,625	4,227,343	840,190
2030	511,765	1,101,375	1,067,625	1,328,125	4,008,890	(218,453)
2031	372,509	1,069,375	1,038,375	1,293,625	3,773,884	(235,006)
2032	262,426	1,037,375	1,009,125	1,259,125	3,568,051	(205,833)
2033	102,633	1,005,375	979,875	1,224,625	3,312,508	(255,544)
2034	-	968,375	950,625	1,190,125	3,109,125	(203,383)
2035	-	936,625	921,375	1,155,625	3,013,625	(95,500)
2036	-	904,875	892,125	1,121,125	2,918,125	(95,500)
2037	-	873,125	862,875	1,086,625	2,822,625	(95,500)
2038	-	841,375	833,625	1,052,125	2,727,125	(95,500)
2039	-	809,625	804,375	1,017,625	2,631,625	(95,500)
2040	-	777,875	775,125	983,125	2,536,125	(95,500)
2041	-	746,125	745,875	948,625	2,440,625	(95,500)
2042	-	714,375	716,625	914,125	2,345,125	(95,500)
2043	-	682,625	687,375	879,625	2,249,625	(95,500)
2044	-	650,875	658,125	845,125	2,154,125	(95,500)
2045	-	-	628,875	810,625	1,439,500	(714,625)
2046	-	-	599,625	776,125	1,375,750	(63,750)
2047	-	-	-	741,625	741,625	(634,125)
2048	-	-	-	702,125	702,125	(39,500)
2049	-	-	-	-	-	(702,125)
2050	-	-	-	-	-	-
Totals	\$ 7,057,416	\$ 19,416,938	\$ 17,852,063	\$ 21,028,813	\$ 65,355,229	\$ (1,642,705)

(Millions)

Outstanding Debt Service

