

Person County Capital Improvement Plan FY 2025-2029

Approved



Katherine Cathey, County Manager
Amy Wehrenberg, Chief Financial Officer

April 15, 2024

Person County, North Carolina Capital Improvement Plan

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PERSON COUNTY

OFFICE OF THE COUNTY MANAGER

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April 15, 2024

Dear Person County Board of Commissioners,

I am pleased to present Person County's Fiscal Year (FY) 2025-2029 Approved 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. 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 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 five-year CIP every year, but only funds the projects on an annual fiscal year basis.

For the previous fiscal year (FY24), the Board of Commissioners appropriated \$3,200,000 from the General Fund, \$402,109 from CIP fund balance, \$80,000 from Airport Construction fund balance, limited obligation bonds (LOBs) in the amount of \$12,745,000, and funding from other revenue sources to fund the CIP. The debt financing required an increase in property taxes of a quarter-cent in order to make principal and interest payments on the bonds that financed accessibility and safety improvements for Person High School (PHS) and other public school facilities. In addition, the Board of Commissioners made a mid-year appropriation of \$3,000,000 from the General Fund fund balance for additional PHS stadium improvements.

FY25 CIP requests total \$34,410,413. Over the five-year plan, all requests total \$145,620,356. The needs are great, but with limited funding options, it is necessary to exclude and/or delay some projects. Examples of requested projects that are not included in the approved CIP due to limited funding options and competing priorities are Emergency Services Building/EOC Building Replacement (\$52.6M), Library Expansion (\$6.5M), PCS New Roofs (Northern Middle School and Stories Creek Elementary School) (\$5.6M) and PCC Center for Health, Advanced Technology & Trades (CHATT) Renovations and Main Campus Backfill (\$15.0M).

The approved FY25 CIP funding amount is \$28,724,070. Like current year spending, next year's funding sources are diversified. The General Fund contribution is approved for \$2,311,206; CIP fund balance contributes \$2,600,000; State E911 Board contributes \$81,000; American Rescue Plan Act (ARPA) funds recreation, arts and parks projects that improve safety and accessibility in the amount of \$880,000; PCC contributes \$1,835,000 towards the purchase

of the Carolina Pride Carwash Building (to house CHATT); and Community Development Project Fund contributes \$16,864 for Kirby and Mayo Park projects. In FY25, the County will issue \$21,000,000 in limited obligation bonds (LOBs) to finance the acquisition of the Human Services Building and the Carolina Pride Carwash Building, construction and equipment upgrades associated with the PI/MRF merger, and a new roof for South Elementary School. This financing will not require an increase in property taxes. The County's annual lease payment of \$1,232,142 for the Human Services Building will be redirected to the CIF fund to offset principal and interest payments on the bonds. Education Projects account for \$10,252,522 or 35.7% of the FY25 Approved CIP.

Other County projects include virtual infrastructure upgrades (\$523,000), replacing the HVAC system and front windows in the Person County Office Building (\$1,525,000), and matching funds for an acquisition grant for the 501 railroad corridor from Roxboro to Timberlake (\$480,000). The FY25 CIP includes \$225,000 for exterior improvements and IT systems projects for PCC and \$777,000 for various PCS projects, including asbestos and lead abatement, and heat pump, HVAC and intercom replacements.

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, 2024 will be \$24.0M. The County, working in partnership with Person County Schools and Piedmont Community College, is planning to issue new debt, totaling \$21.0M in FY25.

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 2025-2029 CIP.

Sincerely,



Katherine M. Cathey
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?

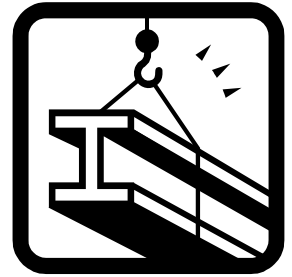
Operating Budget Impact

- 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:

- Demolish Water Tower-Old Helena School (\$54,000)
- Refurbish Water Tank-Airport (\$90,128)
- Upfit PCOB Auditorium to BOC Boardroom (\$121,813)
- P&R-ADA Accessibility Safety Surfacing (\$148,411)
- Executive Airport Hangar Construction (\$5,199,619)
- Replace Airport Tractor (\$75,400)

Piedmont Community College:

- Early College- POD Building (\$614,075)
- Environmental Controls for Buildings (\$327,526)
- Signage Package (\$80,000)

Public Schools

- Woodland Elementary-Repaint Canopies (\$29,816)
- Install cameras-all schools (\$180,000)

Ongoing Projects

Person County Government:

Permitting Software (\$292,356) – Remaining technology items to purchase in the current fiscal year should cause the completion of these expenditures by fiscal year end 2024.

Human Resources Software - NeoGov (\$182,767) – Project was approved in FY 2022 to be expensed over a 4-year period. FY 2025 is the final year of the implementation phase.

Re-pave PCOB Parking Lots (\$130,312) – Remaining work to be completed to extend a drain in the Veterans' Park in an effort to prevent the water runoff across the parking lot.

HVAC Upgrades-Senior Center (\$57,075) – Project is in process. Completion expected in the Spring 2024.

New Roof-Old Helena Gym (\$231,095) – Construction is completed; waiting on final invoice for retainage.

New Roof-EMS (Barden St) (\$243,921) – Roofing construction completed; retainage remaining to be paid.

New Roof-Old Helena (EMS/Sheriff) (\$164,205) – Roofing construction completed; retainage remaining to be paid.

New Roof-Inspection/Planning Building (\$315,361) – Will be bidding project out in Spring 2024; construction anticipated to be complete by Fall 2024.

EMS Station North (\$85,000) – Memorandum of Agreement (MOA) has been drafted with Triple Springs VFD for building use. Some initial concept drawings have been rendered, but no County funds have been expended to date. Next steps will include execution of the MOA before any work can begin. Anticipated completion date is January 2025.

Emergency Services Radio Upgrade (\$180,000) – About 75% of the communication radios have been upgraded. Completion of radio upgrades is anticipated by May 2024. This project also involves the installation of radio-activated alerting systems at EMS Stations 1 and 2. This portion of the project is still in the specification and bidding phase. Anticipated completion date is October 2024.

LUCAS CPR Compression Devices (\$52,900) – Waiting on final invoice for delivery charges.

P&R-ADA Parking Areas (\$62,827) – Project is 96% complete. Final work is in process.

Convert Picnic Shelters to Cabins (\$63,300) – Improvement Permit has been obtained, and is pending septic evaluation by the Environmental Health Department. Expecting to complete two cabin conversions over the summer of 2024.

Outdoor Multi-Purpose Courts (\$63,000) – Remaining court to be installed at Longhurst Park once favorable weather conditions allow. Anticipating completion by end of this fiscal year. Other multi-purpose courts that were part of this project have been completed, and are located at Olive Hill, Bushy Fork and Mayo Park.

Playground and Park Improvements (\$104,546) – Project is pending completion after final repairs are done to playground equipment at Helena and Bethel Hill.

Kirby Rebirth Project-Rooftop Event Space (\$48,396) – Completion is contingent on the receipt of additional funding that is being requested for FY25. This project was approved in FY24 and funded with contribution funds from Republic Services (Community Development Project Fund).

PI/MRF Merger and Renovation (\$2,103,000) – Construction contract awarded in December 2023. Proposal is in place to finance this project along with other projects in FY25. Concrete foundation costs have been encumbered to pour a 12'x22' area. Ground breaking ceremony took place on March 4, 2024.

Piedmont Community College:

BDEC Entry (\$60,000) – No expenditures reported to date.

General Education Building Design (\$300,000) – Architectural and design services are 87% complete.

Chiller Room Upgrades (\$500,000) – Project is in design phase with anticipated completion in FY25. No expenditures reported to date.

Science Lab Renovations (\$400,000) – Project is currently in design phase. No expenditures reported to date.

Room Upfits B, C, G Buildings (\$157,500) – Construction in progress. Anticipated completion by December 2024.

Repair HVAC Roof Waterlines (\$90,000) – Preliminary design is in process. No expenditures to date.

New Roof-Building L & Covered Walkways (\$326,468) – Construction is underway; expecting to complete by July 2024.

Public Schools:

2023 LOBs-Local Contingency (\$740,000) – Local set-aside contingency funds that were approved to support the PHS Improvements Project funded with bond proceeds in November 2023. This project is in the early stages of construction, and will be expensed with bond proceeds until exhausted. It is unknown at this time if local contingency funds will be needed to complete this project.

New Roof-South Elementary (\$500,000) – Proposal is in place to finance this project along with other projects in FY25. The remaining cost of \$1,904,555 was initially requested for FY25 on the County's FY24 Recommended CIP.

North Elementary Chiller (\$331,901) – This project was originally approved in the CIP for FY22 and budgeted at \$150K. However, the quotes came in much higher by the time the project was ready to proceed. Applied funds that were available in other completed projects in order to proceed. No actual expenditures have been spent to date. Architect is currently reviewing this project.

South Elementary – Metal Roof Replacement (\$21,430) – Schools made decision to use these funds to demo building after engineers determined it to be in too poor of condition to re-roof. The project is 2/3rds complete and waiting for invoices.

Communication Radios (\$150,000) – Radios have been ordered and a portion of them has been received. Waiting on the remaining radios to be delivered.

Earl Bradsher-Fire Alarm System (\$180,000) – Installation of system is complete. Pending inspection before final invoice is paid.

PHS-Repave Parking Lot (\$300,000) – No work done to date. Waiting on renovations funded with the 2023 LOBs to be completed before this work is initiated.

New Roof-North End Elementary (\$200,449) – Construction of roof is complete; waiting on final invoice to be received.

PHS Stadium Restroom Improvements (\$3,000,000) – This project was approved in mid-year in FY23 at the Schools' request. Construction is in process.

New Roof-Oak Lane Elementary (\$960,636) – Construction of roof is complete; waiting on final invoice to be received.

**Person County
Capital Improvement Plan
FY 2025-2029
Approved Projects**

YEAR	DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION AND JUSTIFICATION
2025	Information Technology	Virtual Infrastructure Upgrades	523,000	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	NEOGOV Software Acquisition	64,542	Purchase software by NEOGOV to improve efficiency in Human Resources operations. This is the final payment of 4-year plan.
	General Services	Acquisition-Human Services Building	8,000,000	Issuing debt to acquire currently leased Human Services Building that houses DSS, Public Health, and Mental Health services.
	General Services	Improvements-Human Services Building	2,000,000	Anticipated improvements needed to Human Services Building once the property acquisition is finalized.
	General Services	Issuance Costs-HS/PCC Buildings & Other Projects	300,000	Issuance costs associated with the FY25 proposed debt package.
	General Services	Contingency Costs-HS/PCC Buildings & Other Projects - Local	309,168	Local set-aside contingency costs to support the FY25 debt-proposed projects, particularly to cover any unexpected overages incurred for the PI/MRF Merger and the re-roofing of South Elementary School.
	General Services	Replace Windows - Person County Office Building (front side of building)	525,000	Replace windows on front side of Person County Office Building, which are 60+ years old. These windows are single-pane and not energy efficient. The electrical system is dated, and the operation of multiple portable electronics has, at times, overloaded the system and caused the power to go out in the building.
	General Services	Replace HVAC System in Person County Office Building	1,000,000	Replace 60+ year old HVAC system in Person County Office Building. Multiple repairs have been made and dated equipment parts are becoming difficult to replace when failures occur.
	Emergency Services	EMS Station North	110,000	Renovate space to house a satellite EMS 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 Building Safety/ Security Upgrades	54,400	Upgrade security and safety systems at both EMS Station 1 (Barden Street) and EMS Station 2 (Helena-Moriah) to make a safer working environment for employees. Install cameras and recording system at both locations, as employees are often outside at night, working on vehicles, restocking vehicles, moving about in the parking lot, etc., and there are no security cameras at either location.
	Emergency Services	ESI Rapid Response Units (RRU)	241,206	ESI Rapid Response Units (RRU) are advanced economical solutions to high vehicle fleet operating and maintenance costs for emergency response agencies. RRU's are transferable fiberglass pick-up truck caps with a 15-20 year life expectancy that are vehicle brand agnostic, and provide features such as whole unit climate control for medication efficacy, accountability and command platforms, fire suppression and investigation layouts, and various other detailed oriented equipment compartments that can be customized to that vehicles mission.
	Recreation, Arts & Parks	Kirby Rebirth Project: Rooftop Studio/ Event Space	16,864	This project was originally approved in FY24's CIP for \$53,236 and funded with a contribution from Republic Services in the Community Development Project Fund, but the project estimate has now increased to \$70,100, causing this additional request for funds. Recommend the use of funds in the Community Development Project Fund to complete this project in FY25.
	Recreation, Arts & Parks	Railroad Trails Project: Match to NCDOT Grant	480,000	Match funds required for NCDOT Acquisition Grant for the 501 Railroad Corridor which would extend from Roxboro to Timberlake. This project is supported by various organizations including Conservation Matching Funds, NCDOT, Piedmont Conservation Council, Person County Recreation Advisory Board, and Person County Economic Development.
	Recreation, Arts & Parks	ADA Accessible Restroom-Kirby	220,000	The Kirby Auditorium currently has 2 ADA accessible single-stall restrooms that serve a facility with a capacity of over 1,000 people. Upon review by the Person County Inspections Department, this situation was described as "grossly inadequate". Recommend to fund with available ARPA funds.

**Person County
Capital Improvement Plan
FY 2025-2029
Approved Projects**

YEAR	DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION AND JUSTIFICATION
	Recreation, Arts & Parks	ADA Accessible Elevator-Kirby	350,000	The elevator addition will provide accessibility from the basement to the stage, which is a critical need. It will also improve safety for citizens, staff and others, reducing physical exertion and risk of injury by providing a way to move stage props between floors. Recommend to fund with available ARPA funds.
	Recreation, Arts & Parks	ADA Repairs/Updates-Kirby	160,000	Repairs/ updates to lighting, draping, roller systems and addition of streaming equipment to provide ADA accessibility. Recommend to fund with available ARPA funds.
	Recreation, Arts & Parks	Huck Sansbury ADA Accessible Playground	150,000	One fully ADA accessible playground to replace the outdated Huck Sansbury playground. Recommend to fund with available ARPA funds.
	Recreation, Arts & Parks	Additional RV Sites-Mayo Park	55,890	Twelve additional RV camp sites at Mayo Park. Mayo Park is at very high demand and capacity during the camping season. The County would benefit from increased revenue from additional sites.
	Recreation, Arts & Parks	ADA Accessible Playground Updates	65,000	Replace and/or update playground equipment in priority areas at various park sites for safety reasons. Safety concerns with faulty, outdated equipment will be addressed at all playground sites on a yearly rotation.
	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.
	Person Industries/ Person County Recycling Center	Person Industries/Materials Recovery Facility Merger & Renovation (Phase I & II)	3,789,478	Phases 1 and 2 of merging Person Industries (PI) into the Person County Recycling Center (PCRC) location due to lease expiration of current Madison Blvd. location on May 25, 2025. Phase 1 was approved for \$2.1M in FY24, which included the construction/ renovation of PCRC in preparation of absorbing PI into this facility. Phase 2 for \$1,686,478 includes the replacement of machinery which is 15 years old, costing major repair bills and continuous shutdown due to machine failure. Space is limited due to current setup and flow of material handling. The front of building has no ADA compliant entrance. The proposal in FY25 is to group this project (phases 1 & 2) with other projects to fund with debt proceeds.
	PCC	Acquisition-Carolina Pride Carwash Building (CPCW)	7,000,000	Issue debt to acquire the Carolina Pride Carwash Building for PCC's use as the new Center for Health, Advanced Technology & Trades (CHATT).
	PCC	Exterior Improvements	150,000	Address multiple small and medium-sized exterior improvements: bus stop canopy with concrete pad, PECIL steps and handrails, daycare awning and gutter, gun range improvements, storm drain replacement (B and C), and window film to address safety, ADA compliance, and accessibility and/or areas in disrepair.
	PCC	IT Systems	75,000	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, resulting in loss of service during college operations. Current network switches are 6 years old and industry standard for life expectancy is 7 years.
	Public Schools	Contingency Funds - Local	340,000	Contingency funds from local County funding to use, as needed, for the School Improvements Project (2023 LOBs).
	Public Schools	New Roof - South Elementary School	1,910,522	Most critical roof in need of replacement. Due to significant size and cost, recommend grouping this project with other projects to be covered with debt proceeds in FY25.

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FY 2025-2029
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YEAR	DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION AND JUSTIFICATION
	Public Schools	Asbestos & Lead Paint Abatement - All Schools	100,000	Governor Roy Cooper and the General Assembly budgeted \$150M to address lead in water, asbestos, and lead-based paint inspections and abatement of hazards in NC public schools and licensed child care facilities. This funding was specifically budgeted in Session Law 2021-180 Section 9G.8(a)-9G(c). As part of this program, public school units shall be required to test for lead levels in drinking water and be required to conduct inspections for lead paint and asbestos hazards in their facilities. Inspections must be completed by May 1, 2024. Under the ARPA Reimbursement Program, public schools can be reimbursed up to two-thirds for eligible expenses related to asbestos or lead-based paint abatement or remediation activities. Funding for reimbursement will be available until December 31, 2026, or until it is depleted, whichever comes first. This will be a priority in 2024 to access the funding.
	Public Schools	Helena & Stories Creek Elementary Schools - Water Source Heat Pumps	300,000	Replace water source heat pumps in mezzanines at both schools. Heat pumps are 20 plus years old and evaporator coils are starting to break down.
	Public Schools	Southern Middle School - Rooftop HVAC Units	100,000	Replace rooftop units for band room and the auditorium. The two rooftop units are 20 plus years old and parts are becoming obsolete.
	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.
	Public Schools	Northern Middle School, Woodland Elementary School, & Person High School - Intercom Replacements	60,000	Replace intercom systems at Northern Middle School, Woodland Elementary School and Person High School. Current systems are old and outdated and are not compatible with current system. The incompatibility of the system creates an unsafe environment due to lack of communication throughout the system. Recommendation is to spread this cost over three years; first year to cover NMS
	Public Schools	Helena Elementary School - Replace Floor Tiles	70,000	Replace vinyl tile floors in the hallways at Helena Elementary School. Tile has become worn and loose in some areas. This creates a possible tripping hazard for staff and students. In addition, the age of tile makes it difficult to clean and maintain.
	Public Schools	Northern Middle School - Rooftop HVAC Unit	50,000	Replace the rooftop unit in the kitchen at Northern Middle School. The rooftop unit has reached the end of its lifecycle. Over the last several years, the unit has needed repair multiple times. The repairs are delayed due to obsolete parts being difficult to find.
2026	General Services	Repair HVAC System - Public Library	103,400	Replace the entire HVAC system at the Library, which includes a lot of the original equipment, with new air handlers with gas furnaces and two new 2.5-ton outside AC units. The inside air handler is of the original equipment, dating back to the 1960's, and parts have become almost impossible to find. It is also heated by electric duct heaters which makes the unit extremely costly and inefficient.
	General Services	New Roof - Emergency Communication (911)	193,943	As recommended in the Roofing Study.
	Emergency Services	Radio System Replacement - 911 Consoles	1,435,000	CAD Console Radios have reached the end of their service life and need to be replaced. These radios are critical infrastructure and are used to dispatch emergency and non-emergency calls for public safety agencies. The project will replace 4 console radios at the primary PSAP location, cover the purchase of two remote radio control stations, consoles and antennae for the back-up location located at the IT building.
	Emergency Services	ESI Rapid Response Units (RRU)	160,804	ESI Rapid Response Units (RRU) are advanced economical solutions to high vehicle fleet operating and maintenance costs for emergency response agencies. RRU's are transferable fiberglass pick-up truck caps with a 15-20 year life expectancy that are vehicle brand agnostic, and provide features such as whole unit climate control for medication efficacy, accountability and command platforms, fire suppression and investigation layouts, and various other detailed oriented equipment compartments that can be customized to that vehicles mission.

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	Recreation, Arts & Parks	Public Splash Pad	250,000	There are no public aquatic facilities in Person County. A splash pad/ spray ground has been approved in the Person County Recreation Master Plan for 20 years. It was one of the priorities for the public in the Wants/ Needs Survey done in 2010. This facility will provide equitable water-based recreation activities for our community in a safe and structured environment. A well-designed splash pad is accessible for all kinds of physical abilities and serves as a multigenerational place of play. Recommend to fund with available ARPA funds.
	Recreation, Arts & Parks	ADA Accessible Playground Updates	65,000	Replace and/or update playground equipment in priority areas at various park sites for safety reasons. Safety concerns with faulty, outdated equipment will be addressed at all playground sites on a yearly rotation.
	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	HVAC Installation-Olive Hill Gym	150,000	There is a need for climate-controlled rental and program space within the community. This project will provide for that community space need by making these facilities climate-controlled and usable year-round.
	Recreation, Arts & Parks	HVAC Installation-Helena Gym	150,000	There is a need for climate-controlled rental and program space within the community. This project will provide for that community space need by making these facilities climate-controlled and usable year-round.
	Recreation, Arts & Parks	Bike Lanes Addition	100,000	Implementing bike lanes or "multi-use paths" in parks will enable cyclists to learn and ride at their preferred speed without interference from prevailing traffic or pedestrians.
	Recreation, Arts & Parks	Construction of Pickleball Courts	80,000	This project will consist of installing two outdoor pickleball courts in priority areas of the County. Pickleball is one of the fastest growing sports in the Country. Over the past few years, we have seen an increase in community interest for outdoor pickleball courts that are specifically for open play.
	Recreation, Arts & Parks	Updates for various Gyms (Helena, Olive Hill, and Huck Sansbury)	50,000	Cosmetic updates and repairs to the following gyms: Helena, Olive Hill, and Huck Sansbury, including painting the walls and rafters in all three gym locations.
	Recreation, Arts & Parks	Fence Repair & Replacement	50,000	Fencing around outdoor play spaces assists in preventing children from running out into hazards as well as minimizes external threats.
	PCC	IT Systems	400,000	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, resulting in loss of service during college operations. Current network switches are 6 years old and industry standard for life expectancy is 7 years.
	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 new units will be more efficient.
	Public Schools	Debt Financing - Various Improvements to Schools	10,215,000	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 \$8.35M construction/renovation, \$868K engineering and planning, \$300K issuance costs and \$697K contingency funds.
	Public Schools	Contingency Funds - Local	299,024	Setting aside contingency funds from local County funding to use as needed for the School Improvements Project.
	Public Schools	NMS, Woodland Elem, & PHS-Intercom Replacements	60,000	Replace intercom systems at Northern Middle School, Woodland Elementary School and Person High School. Current systems are old and outdated and are not compatible with current system. The incompatibility of the system creates an unsafe environment due to lack of communication throughout the system. Recommendation is to spread this cost over three years; second year to cover Woodland Elementary.

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	Public Schools	Replace Exterior Doors - All Schools	250,000	Replace all old exterior doors with new FRP style doors and hardware. Exterior doors are old and are becoming hard to maintain. This creates the possibility for doors to become unsecure throughout the school day. The addition of the new doors will ensure that all campuses are safe.
	Public Schools	Replace Electronic Door Locks - All Schools	150,000	Electronic door lock system 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	South Elem-Replace Asbestos Floor Tiles	80,000	Remove asbestos floor tiles in 1-8 classrooms. Need to remove all floor tiles with asbestos due to safety and health concerns. Floor tiles are loose and may become friable causing health issues for students and staff.
2027	General Services	New Roof - Public Library Façade	136,600	As recommended in the Roofing Study.
	General Services	New Roof - Mayo Park Buildings	285,843	As recommended in the Roofing Study.
	Emergency Services	ESI Rapid Response Units (RRU)	160,804	ESI Rapid Response Units (RRU) are advanced economical solutions to high vehicle fleet operating and maintenance costs for emergency response agencies. RRU's are transferable fiberglass pick-up truck caps with a 15-20 year life expectancy that are vehicle brand agnostic, and provide features such as whole unit climate control for medication efficacy, accountability and command platforms, fire suppression and investigation layouts, and various other detailed oriented equipment compartments that can be customized to that vehicles mission.
	Emergency Services	Life Safety Education Simulator	195,925	Life Safety Education Simulator trainer that is housed in a 27' aluminum "V" nose trailer. This simulator allows participants of all ages to be presented an immersive learning experience offering opportunities for critical thinking, physical activity, hazard recognition and safe practices.
	Recreation, Arts & Parks	ADA Accessible Playground Updates	65,000	Replace and/or update playground equipment in priority areas at various park sites for safety reasons. Safety concerns with faulty, outdated equipment will be addressed at all playground sites on a yearly rotation.
	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	Updates for various Gyms (Helena, Olive Hill, and Huck Sansbury)	85,000	Cosmetic updates and repairs to the following gyms: Helena, Olive Hill, and Huck Sansbury, including painting the walls and rafters in all three gym locations.
	Recreation, Arts & Parks	Fence Repair & Replacement	100,000	Fencing around outdoor play spaces assists in preventing children from running out into hazards as well as minimizes external threats.
	Recreation, Arts & Parks	Acquisition of property adjacent to Farm Park	325,000	Acquisition of the property adjacent to the new County Farm Park, Flat River, Railroad Corridor, and Highway 501.
	Recreation, Arts & Parks	Construction of Pump Track	300,000	A pump track attracts lots of visitors of all ages, skills levels, and socioeconomic backgrounds, making our community healthier and more inclusive. By installing a multi-purpose pump track at the Rock Sportsplex, we will not only accommodate the need for our local citizens but it will also have a positive economic impact through tourism and special events held in Person County.
	PCC	Mechanical, Electrical, Plumbing (MEP) Replacement	530,000	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 new units will be more efficient.
	Public Schools	Contingency Funds - Local	535,976	Setting aside contingency funds from local County funding to use as needed for the School Improvements Project.

**Person County
Capital Improvement Plan
FY 2025-2029
Approved Projects**

YEAR	DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION AND JUSTIFICATION
	Public Schools	NMS, Woodland Elem, & PHS-Intercom Replacements	80,000	Replace intercom systems at Northern Middle School, Woodland Elementary School and Person High School. Current systems are old and outdated and are not compatible with current system. The incompatibility of the system creates an unsafe environment due to lack of communication throughout the system. Recommendation is to spread this cost over three years; third year to cover PHS.
	Public Schools	PHS-Replace Windows	300,000	The windows at Person High School were installed in the 1960's. These windows are single-pane and not energy efficient. In addition the windows are easily broken and are a safety hazard. These windows need to be replaced to improve security and to create a more comfortable environment by increasing energy efficiency and reducing heating and cooling loss.
	Recreation, Arts & Parks	Oak Lane Painting	75,000	Need to paint entire school due to wear and tear of old paint and paint peeling off walls and doors.
2028	General Services	New Roof - Mayo Park Buildings	207,330	As recommended in the Roofing Study.
	General Services	New Roof - Courthouse	219,475	As recommended in the Roofing Study.
	Emergency Services	ESI Rapid Response Units (RRU)	80,402	ESI Rapid Response Units (RRU) are advanced economical solutions to high vehicle fleet operating and maintenance costs for emergency response agencies. RRU's are transferable fiberglass pick-up truck caps with a 15-20 year life expectancy that are vehicle brand agnostic, and provide features such as whole unit climate control for medication efficacy, accountability and command platforms, fire suppression and investigation layouts, and various other detailed oriented equipment compartments that can be customized to that vehicles mission.
	Recreation, Arts & Parks	ADA Accessible Playground Updates	65,000	Replace and/or update playground equipment in priority areas at various park sites for safety reasons. Safety concerns with faulty, outdated equipment will be addressed at all playground sites on a yearly rotation.
	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	Fence Repair & Replacement	100,000	Fencing around outdoor play spaces assists in preventing children from running out into hazards as well as minimizes external threats.
	PCC	Mechanical, Electrical, Plumbing (MEP) Replacement	325,000	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 new units will be more efficient.
	Public Schools	Debt Financing - Various Improvements to Schools	12,295,000	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 \$10.15M construction/renovation, \$1.055M engineering and planning, \$300K issuance costs and \$789K contingency funds.
	Public Schools	Contingency Funds - Local	842,353	Setting aside contingency funds from local County funding to use as needed for the School Improvements Project.
	Public Schools	PHS Aux. Gym-Replace Bleachers	110,000	Need to replace bleachers due to the age (over 30 years old) and operation of bleachers . Bleachers are wood and have inoperable mechanical issues. They do not meet ADA standards.
	Public Schools	New Roof - Person High School	302,223	As recommended in the Roofing Study.
	Public Schools	New Roof - School Bus Garage	519,565	As recommended in the Roofing Study.
2029	General Services	New Roof - Museum Complex	541,563	As recommended in the Roofing Study.
	Recreation, Arts & Parks	ADA Accessible Playground Updates	65,000	Replace and/or update playground equipment in priority areas at various park sites for safety reasons. Safety concerns with faulty, outdated equipment will be addressed at all playground sites on a yearly rotation.

Person County
Capital Improvement Plan
FY 2025-2029
Projects Not Approved

DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION/REASON FOR NOT RECOMMENDING
Emergency Services	Emergency Services Building	52,573,600	Emergency Services enlisted the consultative support/services of Mission Critical Partners to conduct a facility feasibility assessment. Preliminary results of the study were shared with the BOC. The BOC recognizes the 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 the BOC ultimately supports the project, it will be forwarded to the County's Debt Consultants for further financial review and analysis.
Emergency Services	Stryker Medical Asset Management Program	457,680	This is the first of ten payments for the lease of equipment with the option to purchase. Capital leases are classified as operating costs, and are therefore required to be reported in the operating budget. As a result, this request has been moved to the Emergency Services Department's budget request for FY25.
Public Library	Library Expansion	6,450,000	Library space needs will be further evaluated to determine if an expansion or new construction would better serve current and future needs.
PCC	Renovate Carolina Pride Building	10,000,000	The CIP includes purchase of Carolina Pride Building. PCC has state funding available for renovations and equipment. Additional revenue sources and projected needs/costs will be evaluated for funding in future years.
PCC	PCC Main Campus-CHATT Back Fill	5,000,000	Not recommending at this time due to other critical capital needs, including recommended PCC projects.
Public Schools	New Roof - Northern Middle School	2,662,877	Not recommended at this time as CIP funding is needed for other school improvements. Roofing is deferred to a year beyond the 5-year plan and will be re-evaluated each year to determine if earlier replacement is necessary.
Public Schools	New Roof - Stories Creek Elem	2,548,677	Not recommended at this time as CIP funding is needed for other school improvements. Roofing is deferred to a year beyond the 5-year plan and will be re-evaluated each year to determine if earlier replacement is necessary.

**Person County
Capital Improvement Plan (CIP)
2025-29
Approved - Funding Schedule**

Sources of Revenue:	Current Year 2023-24	Budget Year 2024-25	Planning Year 2025-26	Planning Year 2026-27	Planning Year 2027-28	Planning Year 2028-29	TOTAL REVENUE SOURCES
Revenues:							
General Fund Contribution	3,200,000	2,311,206	2,950,000	3,045,898	2,834,598	2,829,210	17,170,912
General Fund Contribution (ARPA Funds)	-	880,000	250,000	-	-	-	1,130,000
CIP Fund Balance	402,109	2,600,000	-	-	-	-	3,002,109
State E911 Telephone Board Funds (Virtual Infrastructure Replacement)	-	81,000	-	-	-	-	81,000
City of Roxboro Contribution (New Roof-Emergency Communications (911))	-	-	96,971	-	-	-	96,971
Airport Construction Fund Balance (Replace Tractor at Airport)	80,000	-	-	-	-	-	80,000
State E911 Telephone Board Funds (Radio System Replacement - 911 Consoles)	-	-	975,000	-	-	-	975,000
FEMA-Fire Prevention and Safety Grant (Life Safety Education Simulator)	-	-	60,000	-	-	-	60,000
FM Global Fire Prevention Grant (Life Safety Education Simulator)	-	-	-	10,000	-	-	10,000
State Farm Community Safety Grant (Life Safety Education Simulator)	-	-	-	20,000	-	-	20,000
Community Development Projects Fund Balance (Kirby Rebirth & Conversion of picnic shelters to cabins)	123,236	16,864	-	-	-	-	140,100
PARTF Grant (Aquisition of property adjacent to Farm Park)	-	-	-	162,500	-	-	162,500
State grant funds (PI/MRF Merger and Renovation)	1,000,000	-	-	-	-	-	1,000,000
PCC Contribution (Acquisition of HS Bldg & Carolina Pride Bldgs, and Other Improvements)	-	1,835,000	-	-	-	-	1,835,000
Debt Issuance (Acquisition of HS Bldg & Carolina Pride Bldgs, PI/MRF Merger Project, and Roof Replacement)	-	21,000,000	-	-	-	-	21,000,000
Debt Issuance (LOB's School Improvements)	12,745,000	-	10,215,000	-	12,295,000	-	35,255,000
Total Sources of Revenue:	17,550,345	28,724,070	14,546,971	3,238,398	15,129,598	2,829,210	82,018,592
Project Costs for County:	Current Year 2023-24	Budget Year 2024-25	Planning Year 2025-26	Planning Year 2026-27	Planning Year 2027-28	Planning Year 2028-29	TOTAL PROJECT COSTS
Information Technology:							
Virtual Infrastructure Upgrades	-	523,000	-	-	-	-	523,000
Human Resources:							
Software Acquisition	50,199	64,542	-	-	-	-	114,741
General Services:							
Demolish Water Tower-Old Helena School	65,000	-	-	-	-	-	65,000
Replace Tractor at Airport	80,000	-	-	-	-	-	80,000
Acquisition-Human Services Building	-	8,000,000	-	-	-	-	8,000,000
Improvements-Human Services Building	-	2,000,000	-	-	-	-	2,000,000
Issuance Costs-HS/PCC Bldgs & Other Proj	-	300,000	-	-	-	-	300,000
Contingency Costs-HS/PCC Bldgs & Other Proj - Local	-	309,168	-	-	-	-	309,168
Replace Windows - PCOB	-	525,000	-	-	-	-	525,000
Repair HVAC System - PCOB	-	1,000,000	-	-	-	-	1,000,000
Repair HVAC System - Public Library	-	-	103,400	-	-	-	103,400

**Person County
Capital Improvement Plan (CIP)
2025-29
Approved - Funding Schedule**

Project Costs for County:	Current Year 2023-24	Budget Year 2024-25	Planning Year 2025-26	Planning Year 2026-27	Planning Year 2027-28	Planning Year 2028-29	TOTAL PROJECT COSTS
New Roof - Emg Comm (911)	-	-	193,943	-	-	-	193,943
New Roof - Public Library Façade	-	-	-	136,600	-	-	136,600
New Roof - Mayo Park Buildings	-	-	-	285,843	207,330	-	493,173
New Roof - Courthouse	-	-	-	-	219,475	-	219,475
New Roof - Museum Complex	-	-	-	-	-	541,563	541,563
Emergency Services:							
LUCAS CPR Compression Devices	52,910	-	-	-	-	-	52,910
EMS Station North	75,000	110,000	-	-	-	-	185,000
Emg Services Building Safety/Security Upgrades	-	54,400	-	-	-	-	54,400
Radio System Replacement - 911 Consoles	-	-	1,435,000	-	-	-	1,435,000
ESI Rapid Response Units (RRU)	-	241,206	160,804	160,804	80,402	-	643,216
Life Safety Education Simulator	-	-	-	195,925	-	-	195,925
Recreation, Arts & Parks:							
Conversion of Picnic Shelters to Cabins	70,000	-	-	-	-	-	70,000
Kirby Rebirth Project - Roof Top Studio/Event Space	53,236	16,864	-	-	-	-	70,100
Rail Road Trails Project: Match to NCDOT Grant	-	480,000	-	-	-	-	480,000
ADA Accessible Restroom-Kirby	-	220,000	-	-	-	-	220,000
ADA Accessible Elevator-Kirby	-	350,000	-	-	-	-	350,000
ADA Repairs/Updates-Kirby	-	160,000	-	-	-	-	160,000
Huck Sansbury ADA Accessible Playground	-	150,000	-	-	-	-	150,000
Public Splash Pad	-	-	250,000	-	-	-	250,000
Additional RV Sites-Mayo Park	-	55,890	-	-	-	-	55,890
ADA Accessible Playground Updates	-	65,000	65,000	65,000	65,000	65,000	325,000
Athletic Field Light/Pole Upgrades	-	57,000	59,800	63,250	63,250	100,000	343,300
HVAC Installation-Olive Hill Gym	-	-	150,000	-	-	-	150,000
HVAC Installation-Helena Gym	-	-	150,000	-	-	-	150,000
Bike Lanes Addition	-	-	100,000	-	-	-	100,000
Construction of Pickleball Courts	-	-	80,000	-	-	-	80,000
Updates for various Gyms (Helena, Olive Hill, and Huck Sansbury)	-	-	50,000	85,000	-	-	135,000
Fence Repair & Replacement	-	-	50,000	100,000	100,000	250,000	500,000
Aquisition of property adjacent to Farm Park	-	-	-	325,000	-	-	325,000
Construction of Pump Track	-	-	-	300,000	-	-	300,000
Paving for Full ADA Access	-	-	-	-	-	1,000,000	1,000,000
Person Industries/PCRC							
PI/MRF Merger-Construction (Phase I)	2,100,000	2,103,000	-	-	-	-	4,203,000
PI/MRF Merger-Equipment Upgrades (Phase II)	-	1,686,478	-	-	-	-	1,686,478
Total County Projects:	2,546,345	18,471,548	2,847,947	1,717,422	735,457	1,956,563	28,275,282

**Person County
Capital Improvement Plan (CIP)
2025-29
Approved - Funding Schedule**

Project Costs for PCC:	Current Year 2023-24	Budget Year 2024-25	Planning Year 2025-26	Planning Year 2026-27	Planning Year 2027-28	Planning Year 2028-29	TOTAL PROJECT COSTS
Piedmont Community College (PCC):							
Early College - POD Building	79,000	-	-	-	-	-	79,000
Chiller Room Upgrades	400,000	-	-	-	-	-	400,000
Science Lab Renovations	200,000	-	-	-	-	-	200,000
Room Upfits B, C and G Bldgs	100,000	-	-	-	-	-	100,000
BDEC Entry	60,000	-	-	-	-	-	60,000
Acquisition-Carolina Pride Building	-	7,000,000	-	-	-	-	7,000,000
Exterior Improvements	-	150,000	-	-	-	-	150,000
IT Systems	-	75,000	400,000	-	-	-	475,000
Mechanical, Electrical, Plumbing (MEP) Replacement	-	-	245,000	530,000	325,000	-	1,100,000
Bookstore Relocation	-	-	-	-	-	450,000	450,000
Door Locking Security Upgrade	-	-	-	-	-	250,000	250,000
Total PCC Projects:	839,000	7,225,000	645,000	530,000	325,000	700,000	10,264,000
Project Costs for Public Schools:	Current Year 2023-24	Budget Year 2024-25	Planning Year 2025-26	Planning Year 2026-27	Planning Year 2027-28	Planning Year 2028-29	TOTAL PROJECT COSTS
Public Schools:							
Debt Financing - Various Improvements to Schools							
Construction/Renovation	10,818,553	-	8,350,000	-	10,150,000	-	29,318,553
A&E Fees	1,081,855	-	868,400	-	1,055,600	-	3,005,855
Issuance Costs	300,000	-	300,000	-	300,000	-	900,000
Contingency Funds-Financed	544,592	-	696,600	-	789,400	-	2,030,592
Contingency Funds-Local	740,000	340,000	299,024	535,976	842,353	172,647	2,930,000
Install Cameras - All Schools	180,000	-	-	-	-	-	180,000
New Roof - South Elementary	500,000	1,910,522	-	-	-	-	2,410,522
Asbestos & Lead Paint Abatement - All Schools	-	100,000	-	-	-	-	100,000
Helena & Stories Creek Elem-Water Source Heat Pumps	-	300,000	-	-	-	-	300,000
SMS-Roof Top HVAC Units	-	100,000	-	-	-	-	100,000
Replace Water Fountains-All Schools	-	97,000	-	-	-	-	97,000
NMS, Woodland Elem, & PHS-Intercom Replacements	-	60,000	60,000	80,000	-	-	200,000
Helena Elem-Replace Floor Tiles	-	70,000	-	-	-	-	70,000
NMS-Roof Top HVAC Unit	-	50,000	-	-	-	-	50,000
PHS-Replace Windows	-	-	-	300,000	-	-	300,000
Replace Exterior Doors- All Schools	-	-	250,000	-	-	-	250,000
Replace Electronic Door Locks-All Schools	-	-	150,000	-	-	-	150,000
South Elem-Replace Asbestos Floor Tiles	-	-	80,000	-	-	-	80,000
Oak Lane-Painting	-	-	-	75,000	-	-	75,000
PHS Aux. Gym-Replace Bleachers	-	-	-	-	110,000	-	110,000
New Roof - Person High School	-	-	-	-	302,223	-	302,223
New Roof - School Bus Garage	-	-	-	-	519,565	-	519,565
Total Public Schools Projects:	14,165,000	3,027,522	11,054,024	990,976	14,069,141	172,647	43,479,310
Total Project Costs:	17,550,345	28,724,070	14,546,971	3,238,398	15,129,598	2,829,210	82,018,592

**Person County
Capital Improvement Plan (CIP)
2025-29
Approved - Funding Schedule**

Sources of Revenue for Operating Impact Costs:	Current Year 2023-24	Budget Year 2024-25	Planning Year 2025-26	Planning Year 2026-27	Planning Year 2027-28	Planning Year 2028-29	TOTAL REVENUE SOURCES
General Fund Revenues	-	711,875	2,799,650	3,516,150	4,183,350	5,099,050	16,310,075
Rental Revenue-Timberlake Building Renovation	-	-	-	-	-	20,800	20,800
Total Sources of Revenue for Operating Impact Costs:	-	711,875	2,799,650	3,516,150	4,183,350	5,119,850	16,330,875

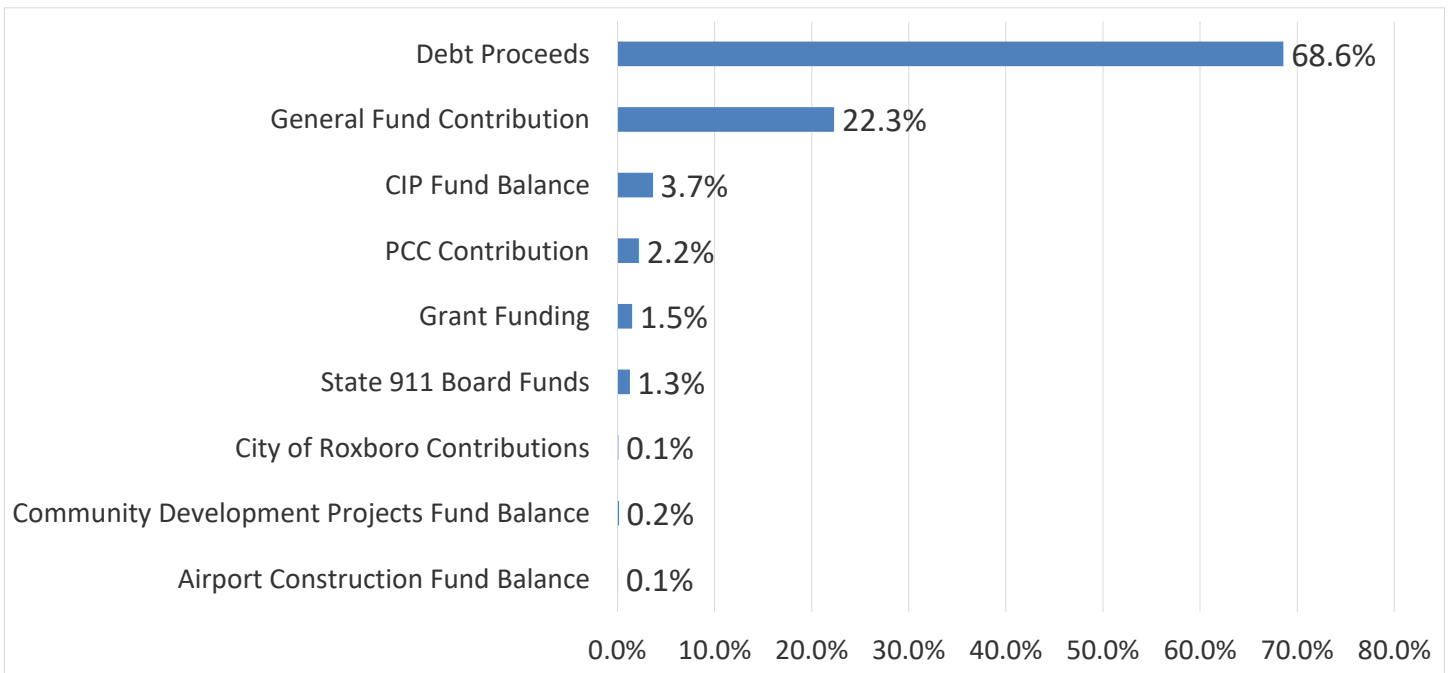
Operating Impact Costs:	Current Year 2023-24	Budget Year 2024-25	Planning Year 2025-26	Planning Year 2026-27	Planning Year 2027-28	Planning Year 2028-29	TOTAL PROJECT COSTS
Human Resources							
NeoGov Software Acquisition	-	-	12,500	12,500	12,500	12,500	50,000
Emergency Services							
EMS Station North Response Vehicle	-	-	-	-	-	-	-
Ambulance & Equipment	-	-	-	-	450,000	-	450,000
Additional Personnel	-	-	-	-	-	550,000	550,000
Radio System Replacement - 911 Consoles							
VIPER CORE Connection Fee	-	-	8,400	8,400	8,400	8,400	33,600
Additional maintenance, contract and service fees	-	-	15,000	15,000	15,000	15,000	60,000
Life Safety Education Simulator Trailer Maintenance	-	-	-	-	700	700	1,400
Recreation, Arts & Parks							
Rail Road Trails Project: Match to NCDOT Grant							
Maintenance costs	-	-	15,000	15,000	15,000	15,000	60,000
ADA Accessible Elevator Project							
Maintenance costs	-	-	1,000	1,000	1,000	1,000	4,000
Public Splash Pad							
Maintenance costs and Chemicals	-	-	10,000	10,000	10,000	10,000	40,000
Staffing (but not required)	-	-	15,000	15,000	15,000	15,000	60,000
Fence Repair & Replacement-All Parks							
Minor Fence Repairs	-	-	-	5,000	-	-	5,000
Piedmont Community Costs							
Acquisition-Carolina Pride Building							
Operating Costs	-	200,000	400,000	400,000	400,000	400,000	1,800,000
Debt Service							
Debt payments-2024 LOB's issuance	-	511,875	2,073,750	2,021,250	1,968,750	1,916,250	8,491,875
Debt payments-2025 & 2027 School LOB's issuances	-	-	249,000	1,013,000	1,287,000	2,176,000	4,725,000
Total Operating Impact Costs:	-	711,875	2,799,650	3,516,150	4,183,350	5,119,850	16,330,875

Note 1: Yellow highlighted estimates include the revenues and expenditures associated with proposed debt issuances.

Note 2: Orange highlighted estimates include the revenues and expenditures associated with available funding from the American Recovery Plan Act (ARPA).

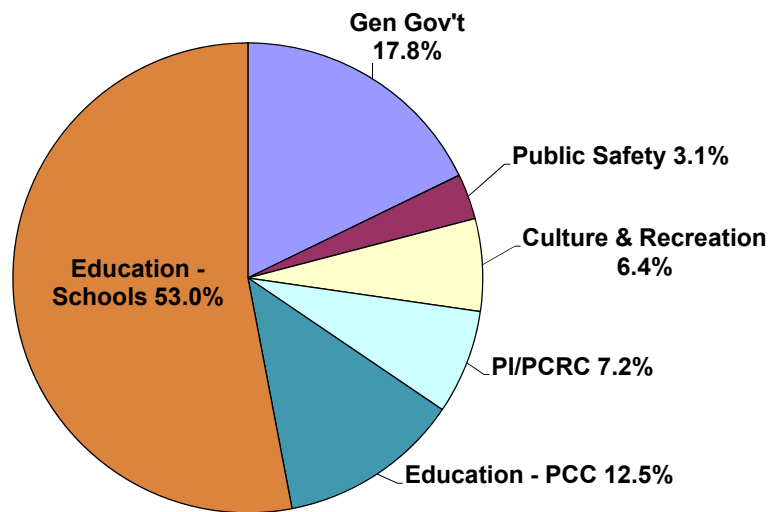
Person County Capital Improvement Plan
Approved - Revenue Sources
FY 2025 - 2029

Total % Revenue Sources								
Description	Current Year	2025	2026	2027	2028	2029	Totals	% of Total
Airport Construction Fund Balance	80,000	-	-	-	-	-	80,000	0.1%
Community Development Projects Fund Balance	123,236	16,864	-	-	-	-	140,100	0.2%
City of Roxboro Contributions	-	-	96,971	-	-	-	96,971	0.1%
State 911 Board Funds	-	81,000	975,000	-	-	-	1,056,000	1.3%
Grant Funding	1,000,000	-	60,000	192,500	-	-	1,252,500	1.5%
PCC Contribution	-	1,835,000	-	-	-	-	1,835,000	2.2%
CIP Fund Balance	402,109	2,600,000	-	-	-	-	3,002,109	3.7%
General Fund Contribution	3,200,000	3,191,206	3,200,000	3,045,898	2,834,598	2,829,210	18,300,912	22.3%
Debt Proceeds	12,745,000	21,000,000	10,215,000	-	12,295,000	-	56,255,000	68.6%
Totals	17,550,345	28,724,070	14,546,971	3,238,398	15,129,598	2,829,210	82,018,592	100.0%



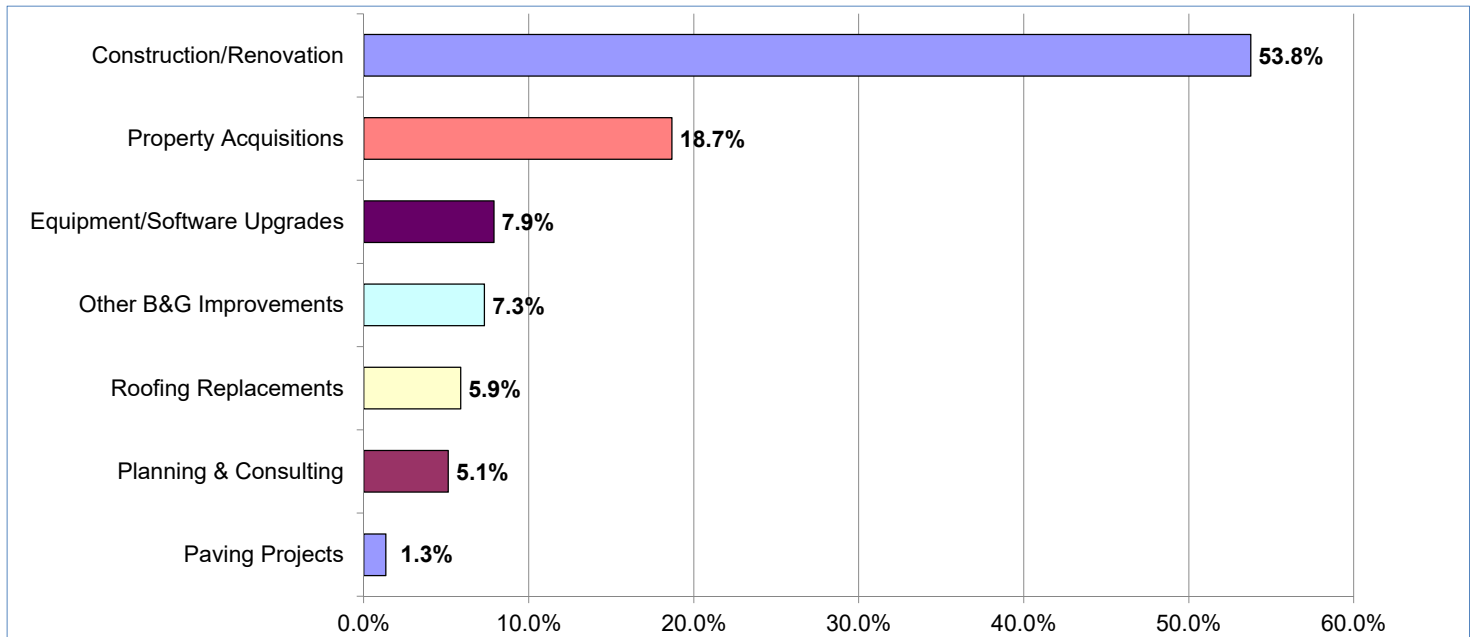
**Person County Capital Improvement Plan
Approved - by Function
FY 2025 - 2029**

Total % CIP Projects by Function								
Description	Current Year	2025	2026	2027	2028	2029	Totals	% of Total
General Government	195,199	12,721,710	297,343	422,443	426,805	541,563	14,605,063	17.8%
Public Safety	127,910	405,606	1,595,804	356,729	80,402	-	2,566,451	3.1%
Culture & Recreation	123,236	1,554,754	954,800	938,250	228,250	1,415,000	5,214,290	6.4%
Person Industries/PCRC	2,100,000	3,789,478	-	-	-	-	5,889,478	7.2%
Education - PCC	839,000	7,225,000	645,000	530,000	325,000	700,000	10,264,000	12.5%
Education - Schools	14,165,000	3,027,522	11,054,024	990,976	14,069,141	172,647	43,479,310	53.0%
Totals	17,550,345	28,724,070	14,546,971	3,238,398	15,129,598	2,829,210	82,018,592	100.0%



Person County Capital Improvement Plan
Approved - by Type
FY 2025 - 2029

Total % CIP Projects by Type								
Description	Current Year	2025	2026	2027	2028	2029	Totals	% of Total
Paving Projects	-	-	100,000	-	-	1,000,000	1,100,000	1.3%
Planning & Consulting	1,381,855	300,000	1,168,400	-	1,355,600	-	4,205,855	5.1%
Roofing Replacements	500,000	1,910,522	193,943	422,443	1,248,593	541,563	4,817,064	5.9%
Other B&G Improvements	240,000	2,812,290	1,078,400	1,090,000	535,000	250,000	6,005,690	7.3%
Equipment/Software Upgrades	183,109	2,772,226	2,330,604	564,979	208,652	415,000	6,474,570	7.9%
Property Acquisitions	-	15,000,000	-	325,000	-	-	15,325,000	18.7%
Construction/Renovation	15,245,381	5,929,032	9,675,624	835,976	11,781,753	622,647	44,090,413	53.8%
Totals	17,550,345	28,724,070	14,546,971	3,238,398	15,129,598	2,829,210	82,018,592	100.0%



Person County's Debt Service

Current Outstanding Debt

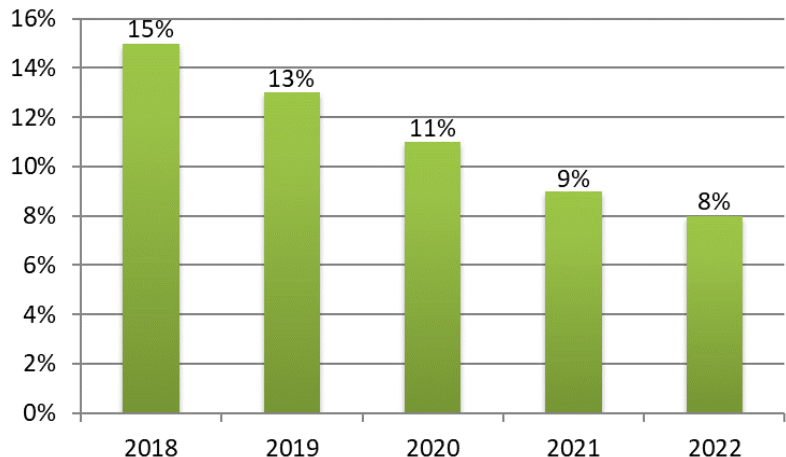
Project	Description	Term	Interest Rate %	Outstanding Balance	Last Pyt Fiscal Year
2012 SMS & portion of PHS Re-roofing (QSCB)	Re-roofing construction for Southern Middle School and a portion of Person High School; financed through a Qualified School Construction Bond (QSCB) yielding a 100% refund of the interest payments.	15 years	3.93%	788,376	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%	538,500	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%	230,411	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%	1,360,705	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%	2,834,328	2033
2023 PHS ADA Improvements (LOBs-Tier 1)	Construction and renovations to Person High School to include ADA and security improvements, and removal of parking areas.	20 years	5%	18,236,125	2044
		TOTAL DEBT SERVICE OUTSTANDING		<u>\$23,988,445</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:

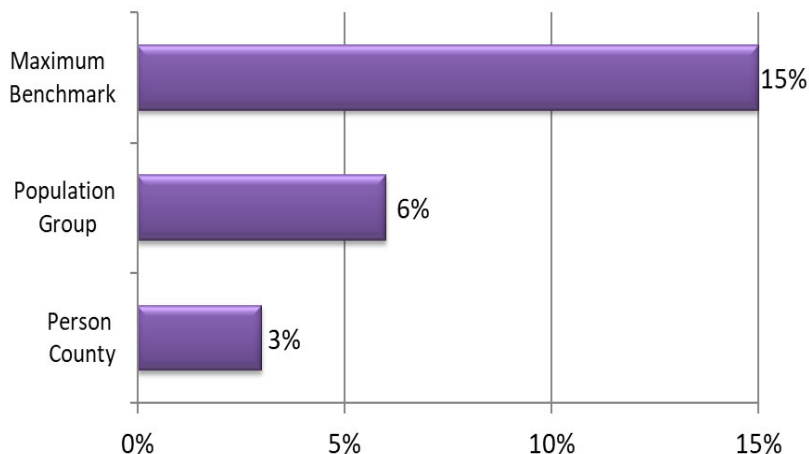
- Debt to Assets Ratio:** Measures leverage, the extent to which total assets are financed with long-term debt. The debt-to-assets ratio is calculated as long-term debt divided by total assets. A high debt to assets ratio may indicate an over-reliance on debt for financing assets, and a low ratio may indicate a weak management of reserves. At FY 2022, the debt to assets ratio for Person County was 8% (drops to 7% in FY 2023), while the other 21 counties with similar populations reported an average of 23%. Person County was the 5th 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 9% in FY 2021 to 8% in FY 2022. This reduction is due to the yearly paydown of debt. The higher ratio of 15% 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. Person County issued debt for \$12.725M in November 2023 for Person High School improvements, which should cause the debt to assets ratio to be reported at a higher rate at the end of fiscal year 2024. Another proposal is in this report to take place in FY 2025 to address the cost of two property acquisitions, construction and renovation to the Person County Recycling Center in preparation of merging Person Industries in with this facility, and the re-roofing of an elementary school. Borrowing rates are more favorable than they were at the end of calendar year 2023 due to some recent rate decreases by the Federal Reserve. The issuance of this 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
2018	15%
2019	13%
2020	11%
2021	9%
2022	8%



- 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 2022, Person County's debt service ratio reported at 3.0% (increased to 4.7% in FY 2023), which is minimally under the population group's average ratio of 6% for FY 2022. 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 2022	Debt Service Ratio
Person County	3%
Population Group	6%
Maximum Benchmark	15%



Proposed Debt Service

A new proposal is included in FY25 to cover debt associated with two property acquisitions, the construction and renovation to the Person County Recycling Center in preparation of merging Person Industries in with this facility, and the re-roofing of South Elementary School. There are three debt issuances in this 5-year CIP plan for FY2025, 2026, and 2028. The remaining two debt issuances (FY26 and FY28) were part of a 3-tier financing package that the Board of Commissioners formerly approved on March 20, 2023. This 3-tier financing required a \$0.0025 cent tax increase in order to make principal and interest payments on the Bonds, which was adopted and effective for FY24. The remaining two tiers of debt will cover ADA and safety improvements at various public schools. The detail for these projects is below:

➤ **Acquisition of Properties, PCRC Merger Project, and a School Roof Improvement**

The County is proposing to issue a Limited Obligation Bond (LOB) for \$21M in FY 2025 that will cover the cost of acquiring the currently leased property that houses DSS, Health, and Mental Health Departments, acquisition of the Carolina Pride Car Wash (CPCW) Building on Crown Boulevard for use by Piedmont Community College, construction and renovation to the Person County Recycling Center in preparation of merging Person Industries in with this facility, and the re-roofing of South Elementary School. The total proposed debt amount for this project is comprised of the following:

Acquisition of Human Services Building	\$ 8,000,000
Acquisition of CPCW Building	7,000,000
PI/MRF Merger Project (Phases I & II)	3,789,478
Roof replacement-South Elementary	1,910,522
Issuance Costs	<u>300,000</u>
Total	<u>\$21,000,000</u>

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

The County is proposing to issue a Limited Obligation Bond (LOB) for \$11.715M in calendar year 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	\$ 8,350,000
A&E Fees	868,400
Issuance Costs	300,000
Contingency Funds	<u>696,600</u>
Total	<u>\$10,215,000</u>

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

The County is proposing to issue a Limited Obligation Bond (LOB) for \$13.795M in calendar year 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	\$10,150,000
A&E Fees	1,055,600
Issuance Costs	300,000
Contingency Funds	<u>789,400</u>
Total	<u>\$12,295,000</u>

The addition of this new debt is estimated to increase the County’s outstanding debt total from \$24.0M at end of FY24 to \$90.3M over the next four years, a 73% increase. Although significant, the County has built up reserves that minimized the amount of tax revenue needed to support the two remaining tiers of debt for schools by only \$.0025 cents on the tax rate, which was adopted for FY24. The new proposed debt for FY25 is fully supported in the County’s debt model without the need for a tax increase due to the transfer from the General Fund of \$1.23M each year, representing the cost savings generated from the lease expenditure that is no longer necessary for the Human Services Building, the paydown of current debt and the County’s excess reserves that were transferred into the County’s Capital Investment Fund in FY24 to aid in the support of future debt. As always, the County will continue to monitor available reserves in the debt model, analyze the impacts of new debt on the County’s operating budget, and consider current economic conditions and the interest rate environment for future debt project recommendations.

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	2023 PHS Improvements Project (LOBs)	Total Current Debt Service	Year to Year Change in Current Debt Service
2025	235,509	113,300	154,163	183,897	484,240	1,203,000	2,374,108	1,069,012
2026	227,302	110,500	76,249	179,951	470,200	1,172,500	2,236,702	(137,406)
2027	219,095	107,700	-	176,006	381,818	1,142,000	2,026,619	(210,083)
2028	106,470	104,900	-	172,060	370,411	1,111,500	1,865,341	(161,278)
2029	-	102,100	-	168,115	359,003	1,081,000	1,710,218	(155,123)
2030	-	-	-	164,169	347,596	1,050,500	1,562,265	(147,953)
2031	-	-	-	160,224	212,285	1,020,000	1,392,509	(169,756)
2032	-	-	-	156,284	106,143	989,500	1,251,926	(140,583)
2033	-	-	-	-	102,633	959,000	1,061,633	(190,294)
2034	-	-	-	-	-	928,500	928,500	(133,133)
2035	-	-	-	-	-	898,000	898,000	(30,500)
2036	-	-	-	-	-	867,500	867,500	(30,500)
2037	-	-	-	-	-	837,000	837,000	(30,500)
2038	-	-	-	-	-	801,625	801,625	(35,375)
2039	-	-	-	-	-	771,375	771,375	(30,250)
2040	-	-	-	-	-	741,125	741,125	(30,250)
2041	-	-	-	-	-	710,875	710,875	(30,250)
2042	-	-	-	-	-	680,625	680,625	(30,250)
2043	-	-	-	-	-	650,375	650,375	(30,250)
2044	-	-	-	-	-	620,125	620,125	(30,250)
2045	-	-	-	-	-	-	-	(620,125)
Totals	\$ 788,376	\$ 538,500	\$ 230,411	\$ 1,360,705	\$ 2,834,328	\$ 18,236,125	\$ 23,988,445	\$ (1,305,096)

Above chart displays Person County's current debt service schedule, which increases from \$7M to \$24M at FYE 2024.

The chart to the right includes the recently approved debt for property acquisitions and various building improvements in 2024, as well as the second and third tiers of school debt in 2025 and 2027. The total outstanding debt service increases by \$66.3M 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 the new debt through FY2028.

Fiscal Year Ending June 30	Total Current Debt Service	2024 HS/CHATT Acquisitions & School Roof Improvements (LOBs)	2025 Various School Improvements (LOBs)	2027 Various School Improvements (LOBs)	Total Proposed Debt Service	Adjusted Year to Year Change with Proposed Debt Service
2025	2,374,108	511,875	-	-	2,885,983	1,580,887
2026	2,236,702	2,073,750	249,000	-	4,559,452	1,673,469
2027	2,026,619	2,021,250	1,013,000	-	5,060,869	501,417
2028	1,865,341	1,968,750	987,250	299,750	5,121,091	60,222
2029	1,710,218	1,916,250	961,500	1,214,500	5,802,468	681,377
2030	1,562,265	1,863,750	930,750	1,183,750	5,540,515	(261,953)
2031	1,392,509	1,811,250	905,250	1,153,000	5,262,009	(278,506)
2032	1,251,926	1,758,750	879,750	1,122,250	5,012,676	(249,333)
2033	1,061,633	1,706,250	854,250	1,091,500	4,713,633	(299,044)
2034	928,500	1,653,750	828,750	1,060,750	4,471,750	(241,883)
2035	898,000	1,601,250	803,250	1,030,000	4,332,500	(139,250)
2036	867,500	1,548,750	777,750	999,250	4,193,250	(139,250)
2037	837,000	1,496,250	752,250	968,500	4,054,000	(139,250)
2038	801,625	1,443,750	726,750	937,750	3,909,875	(144,125)
2039	771,375	1,391,250	701,250	907,000	3,770,875	(139,000)
2040	741,125	1,338,750	675,750	876,250	3,631,875	(139,000)
2041	710,875	1,286,250	650,250	845,500	3,492,875	(139,000)
2042	680,625	1,233,750	624,750	814,750	3,353,875	(139,000)
2043	650,375	1,181,250	599,250	784,000	3,214,875	(139,000)
2044	620,125	1,128,750	573,750	753,250	3,075,875	(139,000)
2045	-	1,076,250	548,250	722,500	2,347,000	(728,875)
2046	-	-	522,750	691,750	1,214,500	(1,132,500)
2047	-	-	-	661,000	661,000	(553,500)
2048	-	-	-	625,250	625,250	(35,750)
2049	-	-	-	-	-	(625,250)
Totals	\$ 23,988,445	\$ 32,011,875	\$ 15,565,500	\$ 18,742,250	\$ 90,308,070	\$ (1,305,096)

