

PERSON COUNTY BOARD OF COMMISSIONERS

MARCH 21, 2011

MEMBERS PRESENT

OTHERS PRESENT

Jimmy B. Clayton

Heidi York, County Manager

Kyle W. Puryear

C. Ronald Aycock, County Attorney

B. Ray Jeffers

Brenda B. Reaves, Clerk to the Board

Samuel R. Kennington

Frances P. Blalock

The Board of Commissioners for the County of Person, North Carolina, met in regular session on Monday, March 21, 2011 at 9:00 a.m. in the Commissioners' meeting room in the Person County Office Building.

Chairman Clayton called the meeting to order, led invocation and asked Commissioner Kennington to lead the Pledge of Allegiance.

DISCUSSION/ADJUSTMENT/APPROVAL OF AGENDA:

A **motion** was made by Vice Chairman Puryear, **seconded** by Commissioner Jeffers and **carried 5-0** to approve the agenda.

PUBLIC HEARING:

REQUEST BY CAROLINA SOLAR ENERGY, LLC FOR A SPECIAL USE PERMIT FOR A SOLAR ENERGY GENERATOR ON US 501 IN THE PERSON COUNTY INDUSTRIAL PARK:

The public hearing set to hear a request by Carolina Solar Energy, LLC for a Special Use Permit for a Solar Energy Generator on US 501 in the Person County Industrial Park required a quasi-judicial zoning decision whereby witnesses are to be sworn in and subject to cross examination, no ex parte communication and requires findings of fact. Chairman Clayton administered the Oath of Sworn Testimony to the following individuals who would offer testimony during the public hearing:

Ms. Paula Murphy

Mr. Jim Stovall

Mr. Gerry Dudzik

A **motion** was made by Vice Chairman Puryear, **seconded** by Commissioner Blalock and **carried 5-0** to open the duly advertised public hearing for the request by Carolina Solar Energy, LLC for a Special Use Permit for a Solar Energy Generator on US 501 in the Person County Industrial Park.

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Planning Director, Paula Murphy stated Person County received a Special Use Permit request from Carolina Solar Energy, LLC for a solar energy generator on US 501 in the Person County Industrial Park. Carolina Solar Energy, LLC will lease seven acres of a 50+ acre parcel. Ms. Murphy noted electrical generating facilities are allowed with a Special Use Permit in the Industrial District.

Ms. Murphy noted a Special Use Permit was approved in March 2009 for the lease of four acres with 54 large panels 65' x 15" on the same parcel but to the south. Ms. Murphy further noted this request will now expand the solar energy site to approximately eleven acres. Ms. Murphy referred to the site plan included in the Board packet which shows the proposed solar panels (102 arrays with 44 panels) noting access to the site by an existing gravel drive (shown 14 feet in width) off Crown Craft Blvd. The panel dimensions are 73' x 12.5' and due to the construction of the solar panels, water is able to flow through, therefore, the panels are not considered in impervious calculations for the site.

Ms. Murphy described the property in question as 11 total acres to be leased with no one hundred flood areas and located in the Flat River Balance of Watershed, WSIII, within the Person County Industrial Park. The surrounding area consists of GKN, Vector Tobacco, Cambridge Hills Assisted Living Facility, single family residential uses and open space. Ms. Murphy stated the site will not require a well or septic system and will be unmanned and only visited periodically for routine maintenance.

Ms. Murphy stated the Ordinance provisions:

Article VII, Section 74;

74-1 Special Use Permits may be issued by the County Commissioners for the uses mentioned under the Special Uses as pertains to each district.

A. An application for a Special Use Permit must be submitted to the Planning and Zoning Department at least four weeks prior to the regular scheduled Planning Board meeting at which it is to be reviewed. Twenty-four copies of the site plan, prepared by a North Carolina registered land surveyor, engineer or architect, shall accompany the application. The plan, drawn to scale, shall depict the following;

- 1) The boundary of the lot(s) to be developed labeled with bearings and distances, total gross land area, location of easements, utilities, adjacent road names and numbers;
- 2) Name of the project, property owner and applicant, vicinity map, north arrow, scale, date of plan preparation and subsequent revisions dates;
- 3) Topography of site, at contour interval no greater than ten feet, location of perennial and intermittent waters, 100 year flood plains;
- 4) Location and approximate size of all existing and proposed buildings and structures within the site and existing buildings and structures within five hundred feet adjacent thereto;

March 21, 2011

- 5) Proposed points of ingress and egress together with the proposed pattern of internal circulation;
- 6) Existing and proposed parking spaces;
- 7) Proposed provisions for water supply and sewage disposal;
- 8) If the site is located in a designated drinking water supply watershed, the plan shall also:
 - a. depict the location of existing and proposed impervious surfaces and respective totals in square feet.
 - b. The total land area of the lot outside of the road right of way in square feet.

74-2 The Planning Board and County Commissioners shall each hold a public hearing at which all interested persons shall be permitted to testify.

74-3 The Planning Board shall forward its recommendation to the County Commissioners within sixty days after the meeting at which the application is heard.

74-4 On receiving the recommendation of the Planning Board' the County Commissioners shall consider the application and said recommendation and may grant or deny the Special Use Permit requested. The Special Use Permit, if granted, shall include such approved plans as may be required. In granting the permit, the County Commissioners shall find:

1. that the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.
2. that the use meets all required conditions and specifications.
3. that the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity, and
4. that the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the comprehensive plan.

74-5 In granting the permit, the Planning Board may recommend and the County Commissioners may designate such conditions, in addition and in connection therewith, as well, in its opinion, assure that the use in its proposed location be harmonious with the area in which it is proposed to be located and with the spirit of this ordinance. All such additional conditions shall be entered in the minutes of the meeting at which the permit is granted and also on the certificate of the Special Use Permit or on the plans submitted therewith. All specific conditions shall run with the land and shall be binding on the original applicants for the Special Use Permit, their heirs, successors and assigns.

74-6 If the Planning Board recommends the disapproval of the Special Use Permit, and the County Commissioners denies the permit, each body shall enter the reasons for its action in the minutes of the meeting at which the action is taken.

74-7 No appeal may be taken to the Board of Adjustment from the action of the County Commissioners in granting or denying a Special Use Permit. Any such action by

the County Commissioners shall be considered as the equivalent of action on a proposed zoning amendment and shall be reviewed only in the same manner as action on a proposed amendment.

74-8 In addition to the specific conditions imposed by the regulations in this Article and whatever additional conditions the County Commissioners deem reasonable and appropriate, special uses shall comply with the height, yard, area and parking regulations for the use district in which they are permitted unless otherwise specified.

Section 160-5(B) of the Zoning Ordinance states: “The Planning Board shall provide a written recommendation to the Board of County Commissioners that addresses that the proposed amendment is consistent with the comprehensive plan, but a comment by the Planning Board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the Board of County Commissioners. Prior to adopting or rejecting any zoning amendment, the Board of County Commissioners shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and why such action is reasonable and in the public interest. The Land Use Plan in Section 2.1 states “Promote continued economic investment through retention and expansion of existing industrial concerns and the recruitment of new industries and commercial businesses.

Ms. Murphy recommended the following condition be included should the Board decide to grant approval of the Special Use Permit:

1. Applicant to obtain all Federal, State and Local permits that are required.

Ms. Murphy requested the Board to address the findings of fact in Section 74-4 to determine if this request is in keeping with the comprehensive plan.

Ms. Murphy stated the Planning Board reviewed this item in a Public Hearing on March 10, 2011 and voted unanimously to forward with a favorable recommendation and noted that it met the findings of fact in Section 74-4 and was in keeping with the comprehensive plan.

Commissioner Kennington asked if the Planning Board had discussed any type of screening or buffering. Ms. Murphy stated the Planning Board did discuss such screening but ultimately decided it was not necessary.

Commissioner Kennington asked if the property owner of Cambridge Hills notified of the public hearing. Ms. Murphy confirmed the property owner of Cambridge Hills was notified of the public hearing and noted no one appeared or called to state opposition.

Commissioner Kennington asked if the expansion would be adjacent to the cemetery located north of the property, and if the existing trees on the property would be taken down. Ms. Murphy responded to both questions affirmatively.

Individuals speaking in favor of the request by Carolina Solar Energy, LLC for a Special Use Permit for a Solar Energy Generator on US 501 in the Person County Industrial Park were:

Mr. Jim Stovall of 261 Wimbledon Drive, Roxboro and Economic Development Commission/Person County Business Industrial Center (PCBIC) Chairman recommended Board approval of the Special Use Permit for Carolina Solar Energy's expansion noting the expansion would make the solar park one of the largest in North Carolina and timely with the country's energy needs providing clean, renewable, silent, non polluting and agricultural adaptive energy requiring no additional county services. Mr. Stovall stated the expansion would have the same terms as the original solar park which is a 25-year lease payable to PCBIC as well as providing an additional tax base to the county of approximately \$5 million. Mr. Stovall confirmed Carolina Solar would be paying an additional monthly maintenance fee, a \$30,000 fee over 5 years or a one-time fee of \$27,500 as well as just over \$1,000 per year for the lease to PCBIC. Mr. Stovall thanked Carolina Solar and Progress Energy for making the project possible. Mr. Stovall told the Board trees would buffer the entire cemetery and noted 3 of the big oaks to be taken down are currently dead and need to be taken down.

Mr. Gerry Dudzik of 400 W. Main Street, Durham, and Chief Operating Officer of Carolina Solar Energy explained the current solar park of approximately 5 acres (.5 megawatts) compares to the expansion of 7 acres (1 full megawatt) noting the panel technology has improved significantly in the last 3 years to achieve more output with less panels. Mr. Dudzik stated the expansion will be of the same design as present and will tie into the same utility as well as continuation of the current fencing. Mr. Dudzik confirmed a 20-year power purchase agreement with Progress Energy.

Commissioner Blalock voiced support of a natural growth in front of the fencing due to negative complaints.

There were no individuals appearing before the Board to speak in opposition of the request by Carolina Solar Energy, LLC for a Special Use Permit for a Solar Energy Generator on US 501 in the Person County Industrial Park.

A **motion** was made by Vice Chairman Puryear, **seconded** by Commissioner Jeffers and **carried 5-0** to close the public hearing for the request by Carolina Solar Energy, LLC for a Special Use Permit for a Solar Energy Generator on US 501 in the Person County Industrial Park.

Commissioner Kennington stated support of screening in front of the fence with some type of evergreen shrubs growing to the height of the fence along the entire corridor of 501 to enhance the beauty. Commissioner Kennington reminded the Board of the Person Futures Project – Protect Our Land goal #1 is to maintain the aesthetic quality of the county with objective #5 to create a gateway committee which will examine the major entrances into Person County and create a plan to improve the aesthetic appeal and uniformity. Commissioner Kennington stated it is a minimal request to ask of the owner of panels as the county is leasing the land for only \$1,000 per year.

A **motion** was made by Commissioner Kennington, **seconded** by Commissioner Blalock to accept the Planning Board's recommendation to approve the request by Carolina Solar Energy, LLC for a Special Use Permit for a Solar Energy Generator on US 501 in the Person County Industrial Park with the addition to require screening along the 501 corridor so that the fence line would be concealed.

Chairman Clayton asked Mr. Dudzik if low-growing shrubs to the height of the fence on the 501 side would present any issues. Mr. Dudzik stated it would not create any type of technical problem however would he would need to be conscious of shading and may need to re-look and assess such with a solid barrier. Mr. Dudzik noted the requirement would be an additional cost factored into the financing of the project.

Commissioner Blalock noted Wholesale Siding was required to plant trees to buffer their facility.

Commissioner Jeffers and Vice Chairman Puryear respectively disagreed with Commissioners Blalock and Kennington and were not in favor of imposing any further requirements or burden to the owner.

Chairman Clayton stated his opposition to require the screening, however, would be pleased if the owner saw fit to comply with the request.

A **substitute motion** was made by Vice Chairman Puryear, **seconded** by Commissioner Jeffers and **carried 3-2** to approve the Planning Board recommendation for the request by Carolina Solar Energy, LLC for a Special Use Permit for a Solar Energy Generator on US 501 in the Person County Industrial Park. Commissioners Kennington and Blalock cast the dissenting votes.

Commissioner Kennington stated the request of the screening was not inappropriate so to aesthetically make the county's entrance way into Person County more pleasing as well as compliment the expansion of the property across the street, not to mention for the county to be consistent as one company was required to buffer and Carolina Solar was not required. Commissioner Kennington noted his opposition to the substitute motion.

INFORMAL COMMENTS:

The following individual appeared before the Board to make informal comments:

Ms. Margaret McMann, Tourism Development Authority (TDA) Director of 315 N. Main Street, Roxboro told the Board of an opportunity to talk with Dana Simpson, Attorney for the NC Coalition, a group that oversees legislature action while she attended the Governor's Conference on Travel and Tourism. Ms. McMann stated Mr. Simpson reminded her of the TDA's membership of six members was based on the hotel/motel participation in this area noting one-third of the board must be represented by the hotel/motel. Ms. McMann further noted that Mr. Simpson did not foresee any type of tax increases would be viewed favorably. The legislative focus this year is centered around the school calendar which does not really affect Person County. Ms. McMann stated North Carolina is the 6th most visited state in the country.

Ms. McMann requested an update to her request from January, 2010 about the possibility of TDA moving into the county owned space uptown formerly used as a florist so the TDA can budget for rent, etc for the upcoming budget year.

Ms. McMann extended an invitation to the group to attend a new monthly program showcasing local artists at the Kirby on Sunday, March 27, 2011 featuring Ellen and Phil Baer and their new book, *The Time of our Lives*, from 3:00 – 5:00 p.m.

APPROVAL OF MINUTES:

A **motion** was made by Commissioner Jeffers, **seconded** by Vice Chairman Puryear, and **carried 5-0** to approve the minutes of February 21, 2011.

ADMINISTRATIVE REPORTS:

A **motion** was made by Commissioner Jeffers, **seconded** by Vice Chairman Puryear, and **carried 5-0** to approve the Administrative Reports for the Detention Center, Inspection Department, Library and Tax Administration & Collections.

Commissioner Kennington commented on the Inspection Department report highlighting building permits issued almost doubled this month from one year ago even as the unemployment rate increased. County Manager, Heidi York noted CertainTeed has contributed significantly to the fees collected.

RESOLUTION OF APPRECIATION:

Chairman Clayton read and presented a Resolution of Appreciation to Clementine Goodman. Ms. Goodman thanked the Board for honoring her years working with the citizens of Person County.

March 21, 2011

RESOLUTION OF APPRECIATION

WHEREAS, Clementine Goodman has served the people of Person County during her tenure as Production Assistant at Person Industries; and

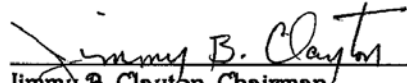
WHEREAS, Clementine Goodman has served the citizens of Person County with honor, integrity, sincerity and dedication, providing accurate, concise services for twenty-seven years, December, 1984 – March, 2011; and

WHEREAS, Clementine Goodman has earned the respect and admiration of all who have known her and worked with her throughout her career; and

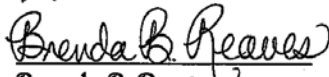
WHEREAS, the County of Person recognizes the many contributions Clementine Goodman has made to the County and offers her sincere best wishes for her retirement.

NOW, THEREFORE, I, Jimmy B. Clayton, Chairman of the Person County Board of Commissioners, do hereby extend this Resolution of Appreciation to Clementine Goodman for continually striving to make Roxboro and Person County a better place to live and work.

Adopted the 21st day of March, 2011.


Jimmy B. Clayton, Chairman
Person County Board of Commissioners

Attest:


Brenda B. Reaves
Clerk to the Board



March 21, 2011

NC MAIN STREET CENTER AWARD OF MERIT FOR BEST ADAPTIVE REUSE PROJECT:

Commissioner Kennington stated on January 27, 2011, he, on behalf of the Board and Lacy Winstead accepted a 2010 Main Street Best Adaptive Reuse Project Award of Merit as presented by the NC Main Street Center, NC Department of Commerce and Office of Urban Development for the adaptation of the former Maxway Building for reuse for the Person County Tax Office/Register of Deeds. Commissioner Kennington noted Roxboro and Person County has been a part of the NC Main Street Program since 1995. Commissioner Kennington presented the award to Chairman Clayton.

NATIONAL PUBLIC HEALTH WEEK PROCLAMATION:

Health Director, Janet Clayton recognized and thanked the Public Health Month Coordinator, Lisa Thorpe, a health education intern from UNC-Greensboro. Ms. Clayton read the National Public Health Week Proclamation and requested the Board to declare the week of April 4-10, 2011 as National Public Health Week in Person County.

A **motion** was made by Vice Chairman Puryear, **seconded** by Commissioner Jeffers, and **carried 5-0** to adopt the National Public Health Week Proclamation as presented.

Chairman Clayton thanked Ms. Thorpe, Ms. Clayton and the Health Department staff for their efforts.

National Public Health Week Proclamation

WHEREAS, the week of April 4-10, 2011, is National Public Health Week, and the theme is Safety is No Accident: Live Injury-Free;

WHEREAS, since 1995, the American Public Health Association, through its sponsorship of National Public Health Week, has educated the public, policy-makers, and public health professionals about issues important to improving the public's health;

WHEREAS, each year, nearly 150,000 people die from injuries, and almost 30 million people are injured seriously enough to go to the emergency room;

WHEREAS, unintentional injuries, such as motor vehicle crashes, poisonings and burns, rank among the top 10 causes of death for people ages 1-44;

WHEREAS, the financial costs of injuries are staggering, accounting for 12 percent of annual medical care spending and totaling as much as \$69 billion per year;

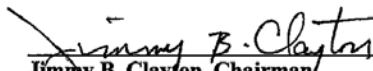
WHEREAS, injuries, unexpected events and violence affect people at home, work, in their communities, on the move and even at play;

WHEREAS, many injuries and associated costs can be proactively prevented by taking actions such as wearing a seatbelt, properly installing smoke alarms, correctly installing and using child safety seats, wearing a helmet, storing cleaning supplies in locked cabinets and educating the community about violence and maltreatment towards children, seniors and other vulnerable populations;

NOW, THEREFORE, I, Jimmy Clayton, by virtue of the authority vested in me by the laws of Roxboro, North Carolina, Person County do hereby proclaim the week of April 4-10, 2011 as National Public Health Week in Roxboro, North Carolina and call upon the people of Roxboro, citizens of Person County, North Carolina to observe this week by helping our families, friends, neighbors, co-workers and leaders better understand the importance of public health to a successful health system in light of this year's theme, "Safety is No Accident: Live Injury-Free."

IN WITNESS WHEREOF, I have hereunto set my hand this 21st day of March, in the year of our Lord two thousand eleven, and of the Independence of the United States of America the two hundred and thirty-sixth.




Jimmy B. Clayton, Chairman
Person County Board of Commissioners

Attest:


Brenda B. Reaves, Clerk to the Board

March 21, 2011

RESOLUTION IN SUPPORT OF CERTAINTEED GYPSUM NC, INC. TO LOCATE A MANUFACTURING FACILITY IN PERSON COUNTY:

Assistant County Manager, Gene Hodges told the Board that CertainTeed Gypsum NC, Inc. has requested Person County provide a Resolution in Support of CertainTeed Gypsum NC, Inc. to Locate a Manufacturing Facility in Person County. Mr. Hodges stated CertainTeed Gypsum NC, Inc. is attempting to reactivate a Rail Industrial Access Grant made by the NC Department of Transportation noting CertainTeed was originally awarded the grant in 2004 and due to economic conditions delaying the development of the facility, requested an extension in November 2009. Mr. Hodges noted the grant application requires a resolution of support from the Board as the grant will help fund construction of railroad improvements at the facility. Mr. Hodges confirmed there is no commitment of county funds associated with this resolution or grant.

Commissioner Kennington requested information related to the timeline for completion and operation of the plant. Mr. Hodges stated the natural gas line should be operable by October, 2011 with the majority of the equipment at the plant installed by the same time with full production of wallboard within one year with initial employment of 89 positions.

Commissioner Jeffers asked if the \$160 million investment would be in one year or staggered. Mr. Hodges stated the investment would be in place to start operations.

Mr. Hodges confirmed the gypsum bi-product from the coal firing process from the Hyco plant only would be the source of the product being manufactured. Mr. Hodges noted CertainTeed is planning a hiring event to accept applications in either April or June with location and event to be advertised to the public.

Commissioner Kennington asked if the Resolution was approved by the Economic Development Commission. Mr. Hodges stated the Resolution was sent to him to place before the Board for approval. Mr. Hodges stated the County Attorney has reviewed prior to the Board's consideration.

A **motion** was made by Vice Chairman Puryear, **seconded** by Commissioner Blalock, and **carried 5-0** to adopt the Resolution in Support of CertainTeed Gypsum NC, Inc. to Locate a Manufacturing Facility in Person County.

**RESOLUTION IN SUPPORT OF
CERTAINTED GYPSUM NC, INC.
TO LOCATE A MANUFACTURING FACILITY
IN PERSON COUNTY, NORTH CAROLINA**

WHEREAS, CertainTeed Gypsum NC, Inc. is considering locating a manufacturing facility at 912-A Shore Road, Semora, North Carolina; and

WHEREAS, CertainTeed Gypsum NC, Inc. proposes to invest \$160,000,000 and to employ at least 89 persons when the company is fully operational; and

WHEREAS, CertainTeed Gypsum NC, Inc.'s plans are consistent with local land use and state and local transportation plans; and

WHEREAS, CertainTeed Gypsum NC, Inc.'s plans conform with all applicable state and local ordinances and policies; and

WHEREAS, the County is committed to work with the NCDOT in a leadership role to make transportation improvements that address the safety needs of the public, and contractors and employees of CertainTeed Gypsum NC, Inc.

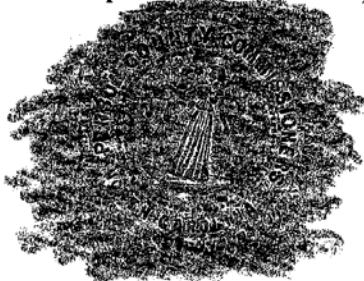
NOW, THEREFORE, BE IT RESOLVED by the County of Person:

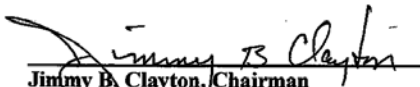
Section 1: Person County supports the location of CertainTeed Gypsum NC, Inc. in Person County, and confirms that its plans are consistent with and conform with state and local laws, plans and policies.

Section 2: Person County endorses the application of CertainTeed Gypsum NC, Inc. to request financial support from the North Carolina Department of Transportation to assist in the funding of a rail industrial access track to serve CertainTeed.

Section 3: The County commits to work with the NCDOT to make needed transportation improvements necessary to protect the safety of the public, and contractors and employees of CertainTeed Gypsum NC, Inc.

Adopted the 21st day of March, 2011.




Jimmy B. Clayton, Chairman
Person County Board of Commissioners

Attest:


Brenda B. Reaves
Clerk to the Board

March 21, 2011

PROPOSED LANGUAGE TO THE COUNTY PERSONNEL POLICY REGARDING THE EMPLOYEE LONGEVITY PAY PLAN:

County Manager, Heidi York told the Board that Person County Personnel Policy provides a longevity pay plan that awards employees for continuous service. Ms. York stated the current policy does not allow the County Commissioners the flexibility to make changes to the longevity compensation program; the current wording may imply a contractual agreement. Ms. York noted there are certain circumstances in which the Board may want the ability to make changes to the longevity compensation program during financial and economic situations or at such time of another pay program, i.e. a merit pay system. Ms. York suggested the following language be included in the Personnel Policy should the Board desire to have the ability to make changes:

The longevity pay benefit is a form of current compensation that may be changed or eliminated at any time at the sole discretion of the Board of County Commissioners. The funding is allocated as part of the annual budget adoption.

Ms. York recommended the current policy be updated to better reflect market standards. Person County currently awards longevity before the five-year vestment period required with the North Carolina Retirement System. Ms. York recommended that the first service level at which an employee is awarded longevity pay be amended to five continuous years of service. Ms. York noted the proposed change is recommended to impact employees hired after July 1, 2011. The proposed change would eliminate the first two service tiers of the current policy for future employees after July 1, 2011.

Human Resources Director, Angie Warren told the group that currently 91 people have 2 years or less service and 78 people fall within the 2-5 year range.

Ms. York presented the Board with the current policy with the new proposed language in bold for the Board's consideration:

From the Person County Personnel Policy:
Section 16. Longevity Pay

Full and part-time permanent employees of the County are compensated for continuous years of service with the County by payment of a longevity supplement based on continuous years of service as of November 1st of each year. Continuous service is continuous employment including any approved leave or involuntary reduction in force.

Longevity amounts shall be as follows:

<u>Years of Service</u>	<u>Amount</u>
Less than 2 years	\$58*
2 years, but less than 5 years	\$100*
5 years, but less than 10 years	1% of annual salary
10 years, but less than 15 years	2% of annual salary
15 years, but less than 20 years	3.25% of annual salary
20 years, but less than 25 years	4.5% of annual salary
25 years or more	5.75% of annual salary

Longevity pay will be issued on the first regular pay period closest to the Thanksgiving holiday or as designated by the County Manager.

The longevity pay benefit is a form of current compensation that may be changed or eliminated at any time at the sole discretion of the Board of County Commissioners. The funding will be allocated on an annual basis during the budget adoption process.

***Employees hired on or after July 1, 2011 will not be eligible for longevity pay until they have completed five years of continuous service. Those employees hired prior to July 1, 2011 shall be entitled to the longevity benefits in effect on January 1, 2011.**

Ms. York stated the annual cost for the current longevity pay plan was \$250,000 in fiscal year 2010/2011 and decreased due to the early retirements in 2011/2012 to \$235,722.

A **motion** was made by Commissioner Blalock, **seconded** by Vice Chairman Puryear, and **carried 5-0** to approve the changes to the Personnel Policy regarding the employee longevity pay plan as presented and recommended by the County Manager.

RECOMMENDED CAPITAL IMPROVEMENT PLAN (CIP) FOR FY2012-2016:

Finance Director, Amy Wehrenberg and County Manager, Heidi York presented the recommended 5-year CIP for Person County to the Board of Commissioners. Ms. Wehrenberg guided the Board through the pages of the recommended CIP. Ms. Wehrenberg and Ms. York asked the Board to receive the information and prepare for discussion and adoption at the Board's meeting on April 18th as to whether these recommendations are representative of the Board's priorities. The adoption of CIP will cover the needs and priorities for the 2012-2016 Plan as well as allocate funding for the projects in FY 2011-2012.

Person County Capital Improvement Plan 2012-2016

Recommended



Heidi York, County Manager
Gene Hodges, Assistant County Manager
Amy Wehrenberg, Finance Director
Beth Farabaugh, Assistant Finance Director

March 21, 2011

**Person County, North Carolina
Capital Improvement Plan**

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PERSON COUNTY

OFFICE OF THE COUNTY MANAGER
304 South Morgan Street, Room 212
Roxboro, NC 27573-5245
336-597-1720
Fax 336-599-1609

March 21, 2011

Dear Person County Board of County Commissioners:

I am pleased to present Person County's Fiscal Year 2012-2016 Capital Improvement Plan (CIP). This is an important planning tool for our County that clearly lays out priorities and identifies the most critical capital needs over the next five years. This Plan factors the County's capital needs into our fiscal and logistical constraints, while considering the timing and overall fiscal health of the County. This Plan identifies the anticipated funding sources needed to meet these goals. Although the capital projects in this Plan span the next five years, the fiscal effects of these extend far beyond. Therefore, all of the funding sources that will be used to support the estimated project costs are presented as well.

The projects that have been included in this year's CIP have changed primarily as a result of the comprehensive roofing study that was conducted earlier this fiscal year. This study provided expert analysis of the most critical roofing needs facing Person County Government, Person County Schools, and Piedmont Community College facilities. These roofing projects have been prioritized to align with the roofing assessment report. Other prominent projects in the first year of this Plan include initiating the planning process for a multijurisdictional business and industrial park; replacement of the outdated cardiac monitors for Emergency Medical Services; painting of the Detention Center; and exterior waterproofing at Person High School. Fiscal Year 2015 is the current proposed schedule to begin construction on the Recreation and Senior Center.

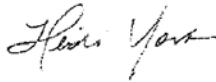
An important element in this CIP document is a table and graph showing the future debt service levels for Person County Government. This illustrates Person County's ability to take on additional debt payments in the future. This information reveals that debt service payments take a precipitous drop in Fiscal Year 2016 as shown both with and without the debt incurred for the Recreation and Senior Center in Fiscal Year 2015. This sharp drop in debt service is one indicator that is not viewed favorably by financial analysts and bond rating agencies who recommend a steady level of debt with little deviation in either direction. Sharp changes can signal poor planning on a county's behalf and suggest inefficient use of capital financing. This is something that needs to be considered within this CIP. Another current challenge concerns pending legislation in the General Assembly that could require counties to take on the responsibility for additional capital needs of both the public school systems as well as charter schools. This could certainly impact the County's CIP, but it is too early to forecast to what extent.

Please keep in mind that this Capital Improvement Plan is just that, a plan, and while a great amount 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 on an annual basis, presenting any recommended changes to the Board for consideration. This review is critical as new information about our capital needs, our fiscal health, voter-supported funding, and existing project scheduling arises.

This Capital Improvement Plan clearly lays out Person County Government's effort and intentions to provide its citizens with the best services and infrastructure possible. County Administration looks forward to working with the Board of County Commissioners and our community as we implement the 2012-2016 Capital Improvement Plan.

Sincerely,

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

Heidi N. York
County Manager

Person County, North Carolina Capital Improvement Plan



Objectives of a CIP:

- Create a plan to organize long term capital needs in a manner to promote discussion regarding priority, feasibility, timing, potential costs, financing options and future budgetary effect.
- No recurring costs or one-time projects under \$50,000 included in the plan.
- Overview of requests submitted by Person County departments, Piedmont Community College and Public Schools.

Steps in developing a CIP:

- Facilitate the exchange of information and coordination between the County, the community college and the schools on capital planning.
- 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*

- The information contained for the projects within this document includes a timeline for construction and operating costs, a project description and the status of current approved projects.
- Also included is a graph that summarizes the recommended projects by type, and a graph on the outstanding debt which displays the County's ability to take on more debt for future projects.

Person County, North Carolina Capital Improvement Plan



Criteria in determining project status:

Policy Issues

- Is the project needed to bring the County into compliance with any laws or regulations?
- Is the project required by legal mandates?
- Does the project relate to a County-adopted plan or policy?

Cost Analysis

- Does the recommendation to renovate, rehabilitate, or maintain an existing facility justify the cost?
- Will this project reduce annual operating costs in some manner?
- What would be the impact upon the annual operating budget?
- What is the possibility of cost escalation over time?

Public Service Factors

- Will this project increase productivity or service quality, or respond to a demand for service?
- What present or anticipated problem will this project alleviate, and to what extent?
- How will this project improve services to citizens and other service clients?
- How would delays in starting the project affect County services?

Community Objectives

- Is public health or safety a critical factor with regard to this project?
- Would the project enhance the educational opportunities for students in public schools or the community college?
- Will there be an improvement in environmental quality?
- Will this project promote economic development or otherwise raise the standard of living for our citizens?
- Will this project provide a critical service or improve the quality of life for our citizens?

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?

General

- How does this project fit into future objectives of the County?
- What is the relationship to other projects, either ongoing or requested?
- Are there any project alternatives?
- What are the consequences if not approved?



Person County, North Carolina Capital Improvement Plan

Status of Approved Projects for FY 2011:

Person County Government:

Courthouse Renovation and Roofing Projects (\$5,446,000) – Final borrowing was for \$4.5M for the renovation of the Courthouse and roofing construction for various county, school and community college buildings. The roofing for all buildings is near completion and will likely be done before the end of this fiscal year. The estimated time of completion for the Courthouse renovation is in the fall of 2011.

Hot Water Repair at Law Enforcement Center (\$110,000) – Project was completed. Total cost of the project was \$69,854; a savings of \$40,146.

Removal and replacement of EMS Diesel Fuel Tank (\$60,000) – Project was completed. Total cost of the project was \$16,500; a savings of \$43,500.

Contingency for Courthouse Renovation and Roofing Project (\$100,000) – Anticipate most of roofing to be completed by June 2011. However, the estimated time of completion for the Courthouse renovation is the fall of 2011, therefore, it is recommended that we delay the funding of this contingency (if needed) for FY 2012.

Energy Lighting Project at PCOB & Library (\$174,385) – This project was approved by the Board in February 2011 and bids will commence in March. The total estimated County contribution is \$69,700. The remaining balance is supported by grant and other revenue sources.

Renovation of Hospital Cardiac Rehabilitation Center (\$50,000) – This funding was appropriated to the Hospital for this renovation which was completed in the fall of 2010.

Recreation/Senior Center Engineering Study (\$53,000) – This project has been delayed due to the economic and financial challenges that Person County Government is currently operating under. The location and the scope of the project have not been finalized.

Helena Gym – Upgrade Restrooms (\$53,000) – Project is to begin construction in April 2011 with an estimated completion in June.

Debt Service funds for Public Library (\$320,000) – Funds were transferred back to the Debt Service Fund to cover the cost that was borrowed for the Public Library roofing construction.

Department of Social Services – Northwoods Software (\$352,178) – Installation and conversion of this new scanning software are near completion.

Piedmont Community College:

Debt Service funds for F&G Buildings (\$225,000) – Funds were transferred back to the Debt Service Fund to cover the cost that was borrowed for roofing construction for instructional buildings F & G.



Person County, North Carolina Capital Improvement Plan

Status of Approved Projects for FY 2011(continued):

Public Schools:

Exterior wall waterproofing — Person High School (\$60,000) — This project is complete at a cost of \$59,718; a savings of \$282.

Fire alarm & security system replacement-Person High School (\$200,000) — This project is complete at a cost of \$187,401; a savings of \$12,599.

HVAC control system upgrade — Oak Lane Elementary (\$71,000) — Construction to begin after school is out for the summer.

Debt Service funds for Northern Middle School Roof (\$600,000) — Funds were transferred back to the Debt Service Fund to cover the cost that was borrowed for the Northern Middle School roofing construction.

**Person County
Capital Improvement Plan
Recommended Projects**

YEAR	DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION
2012	EDC	Multi-Jurisdictional Industrial Park (Phase 1)	155,000	Development of an industrial park will take multiple years and considerable resources. This will be the beginning phases to include feasibility study and site identification and assessment.
	EMS	Replacing Cardiac Monitors	190,459	Replacement of seven cardiac monitors that are out of warranty and lacking the newest technology. Replacement will reduce maintenance costs and will provide the ability to better treat and serve the EMS patients.
	General Services	New roof-Kirby Civic Auditorium (Phase 1)	32,364	As recommended in the Roofing Study.
	General Services	New roof-Airport Pump Building	20,880	As recommended in the Roofing Study.
	General Services	New roof-Olive Hill Gym (Phase 1)	133,145	As recommended in the Roofing Study.
	General Services	New roof at Huck Sansbury Complex (Phase 1)	205,477	As recommended in the Roofing Study.
	General Services	Painting at LEC Detention Center	52,600	Paint walls, ceilings, doors, floors, bunks, tables, etc. throughout all pods, control rooms, kitchen, hallways, booking areas, and lobbies of the LEC Detention Center. Painting is required as a part of normal maintenance and a certain acceptable appearance is expected and required by the Jail Inspection team out of Raleigh.
	PCC	New Roof Building I	201,840	As recommended in the Roofing Study.
	PCC	New Roof Building J	12,465	As recommended in the Roofing Study.
	PCC	New Roof Building A	150,545	As recommended in the Roofing Study.
	Public Schools	New roof-PHS (Phase 1)	47,067	As recommended in the Roofing Study.
	Public Schools	New roof-Southern Middle School (Phase 1)	20,724	As recommended in the Roofing Study.
	Public Schools	New roof-Early Intervention (Phase 1)	1,671	As recommended in the Roofing Study.
	Public Schools	Person County Learning Academy	50,634	As recommended in the Roofing Study.
2013	Public Schools	PHS exterior waterproofing	250,000	Continue the waterproofing work started last summer. The entire exterior of building has problems with water penetrating the walls causing problems with the walls inside of the school. Interior walls of building will not hold paint and is causing offensive odors and poss ^l some mold issues.
	EDC	Multi-Jurisdictional Industrial Park (Phase 2)	45,000	Development of an industrial park will take multiple years and considerable resources. This will be the second phase to secure the site.
	General Services	New roof-Olive Hill Gym (Phase 2)	5,023	As recommended in the Roofing Study.
	General Services	Paving-driveway & parking lots-Animal Ctrl, PW maintenance, & Mayo	125,000	Constantly putting gravel on these driveway and parking lots. Also, having to grade and fill holes regularly.
	General Services	New roof-PCOB	364,154	As recommended in the Roofing Study.
	PCC	New Telephone System (Voice Over IP)	52,000	Replacement of 15 years old system that is outdated. Difficult to expand system and locate parts.
	PCC	Paving and Expansion-Parking Lot 4	100,000	Additional parking spaces are needed due to growth in number of students.
	Public Schools	New roof-North End (Phase 1)	509,688	As recommended in the Roofing Study.
	Public Schools	Paving-PHS & South Elem	125,000	Pavement is showing signs of deterioration and will start breaking apart with continued traffic and winter weather.
	Public Schools	Paving-tracks at PHS & SMS	200,000	Repairs have been made to these tracks in the past, but the cracks reappear rapidly. The tracks must be removed and a new base built to adequately repair the facilities making them safer for students.
2014	Public Schools	Chiller replacement @ PHS	285,000	Chiller will be 23 years old and is at the end of life for the unit.
	Rec, Arts & Parks	Walking Track Repaving and Repairs (Phase 1)	65,000	Repave existing walking tracks-built in early 90's-many are cracking due to age, also drainage will be repaired as needed. The second phase is recommended for year 2015.
	General Services	Replace carpet & tile (PCOB-Phase 1)	35,000	Department requests to do one floor per year for three years (\$35K per floor). A solution has been developed that will not require removal of old carpet, tile, and glue.
	General Services	New roof-Kirby Civic Auditorium (Phase 2)	348,277	As recommended in the Roofing Study.
	General Services	New roof-EMS	68,949	As recommended in the Roofing Study.
	General Services	New roof at Huck Sansbury Complex (Phase 2)	22,973	As recommended in the Roofing Study.
	General Services	New roof at Huck Sansbury Annex	16,257	As recommended in the Roofing Study.

**Person County
Capital Improvement Plan
Recommended Projects**

YEAR	DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION
	Public Schools	PHS classroom conversion	80,000	Convert old metal shop to classroom space. Metals program is no longer in existence and space is needed for normal classroom use. Area currently is a large open space that needs to be divided and updated.
	Public Schools	New roof-PHS (Phase 2)	1,104,866	As recommended in the Roofing Study.
	Public Schools	New roof-Early Intervention (Phase 2)	159,705	As recommended in the Roofing Study.
2014	Rec, Arts & Parks	Playground improvements (Phase 1)	60,000	Replace old equipment at various parks. We schedule to replace/update equipment each year to improve safety. Have not been replaced in 3 years. Some equipment was installed in early 90's. Addresses ADA compliance issues at all playgrounds. This project will be done over a three year period.
	Rec, Arts & Parks	Rec Center/Senior Center Engineer Fees	53,000	Hiring of engineering/architectural firm to design site plans, floor plans, etc. for grant application opportunities.
2015	General Services	Replace carpet & tile (PCOB-Phase 2)	35,000	Department requests to do one floor per year for three years (\$35K per floor). A solution has been developed that will not require removal of old carpet, tile, and glue.
	PCC	New Roof Building D	159,317	As recommended in the Roofing Study.
	Public Schools	New roof-Southern Middle School (Phase 2)	1,528,202	As recommended in the Roofing Study.
	Public Schools	New roof-North End (Phase 2)	179,536	As recommended in the Roofing Study.
	Rec, Arts & Parks	Walking Track Repaving and Repairs (Phase 2)	65,000	Repave existing walking tracks-built in early 90's-many are cracking due to age, also drainage will be repaired as needed. Last phase of project.
	Rec, Arts & Parks	Playground improvements (Phase 2)	50,000	Replace old equipment at various parks. We schedule to replace/update equipment each year to improve safety. Have not been replaced in 3 years. Some equipment was installed in early 90's. Addresses ADA compliance issues at all playgrounds. This project will be done over a three year period.
	Rec, Arts & Parks	Olive Hill---construct outdoor restrooms	50,000	Current restrooms are accessed through gym-need availability for after hours use.
	Rec, Arts & Parks	Rec Center/Senior Center	6,000,000	Combined facility-indoor pool, elevated walking track, 2 gyms, racquetball, exercise rooms, meeting rooms, office space, outdoor skate park. Proposed to be financed with G.O. Bonds.
2016	General Services	Replace carpet & tile (PCOB-Phase 3)	35,000	Department requests to do one floor per year for three years (\$35K per floor). A solution has been developed that will not require removal of old carpet, tile, and glue.
	PCC	Infrastructure for Future Expansion	375,000	Provides for the roadway and utility extension for the proposed Allied Health Building. Total cost of project is \$840,605 with Person County's portion being \$375,000.
	Public Schools	Window replacement-Earl Bradsher	370,000	Scheduled replacement-starting to leak and to make more energy efficient.
	Public Schools	PHS Stadium restrooms	500,000	Restrooms are not readily accessible to the public. Handicap access is also not available.
	Rec, Arts & Parks	Playground improvements (Phase 3)	50,000	Replace old equipment at various parks. We schedule to replace/update equipment each year to improve safety. Have not been replaced in 3 years. Some equipment was installed in early 90's. Addresses ADA compliance issues at all playgrounds. This project will be done over a three year period.

**Person County
Capital Improvement Plan
Requested Projects Not Recommended**

DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION/REASON FOR NOT RECOMMENDING
PCC	Construction of New Allied Health Bldg, Roadway Extension and Renovations Bldgs D, F & G	1,000,000	New 2-story, 38,500 Sq. ft bldg for nursing, med assts, lab tech, bio-tech, and other medical programs; extend roadway and renovations to bldgs D, F, & G. Scheduled for 2013-14 yr. The total cost of the project is \$10,541,140 with Person County's portion being \$1,000,000. Not recommended at this time due to changing nature of this project, estimates have varied as much as \$7 million from first proposal.
Public Schools	Window replacement-North Elem	450,000	Scheduled replacement-starting to leak and to make more energy efficient. Not recommended at this time due to the multiple requests and similarity to roofing needs, possibly need a similar study performed.
Public Schools	Window replacement-Oak Lane Elem	500,000	Scheduled replacement-to make more energy efficient. Not recommended at this time due to the multiple requests and similarity to roofing needs, possibly need a similar study performed.
Public Schools	Window replacement-North End Elem	500,000	Scheduled replacement-to make more energy efficient. Not recommended at this time due to the multiple requests and similarity to roofing needs, possibly need a similar study performed. Windows are in poor condition, not energy efficient and water and air easily enter bldg through them. Not recommended at this time due to the multiple requests and similarity to roofing needs, possibly need a similar study performed.
Public Schools	Window replacement-PHS	700,000	Scheduled replacement-to make more energy efficient. Not recommended at this time due to the multiple requests and similarity to roofing needs, possibly need a similar study performed.
Public Schools	Window replacement-Woodland Elem	400,000	Scheduled replacement-to make more energy efficient. Not recommended at this time due to the multiple requests and similarity to roofing needs, possibly need a similar study performed.
Public Schools	Window replacement-South Elem	600,000	Scheduled replacement-to make more energy efficient. Not recommended at this time due to the multiple requests and similarity to roofing needs, possibly need a similar study performed. Floor tiles are original to the bldg from 1950 and are worn out. They also contain asbestos hazards. Not recommended at this time since other recommended projects were deemed more critical.
Public Schools	VCT floor tile replacement Earl Bradsher	250,000	
Public Schools	Maintenance Facility	1,500,000	Existing facility is 60 years old and in poor condition. Also, not enough space for operation or storage areas. Not recommended at this time since other recommended projects were deemed more critical.
Rec, Arts & Parks	Outdoor Basketball Multi-Use Courts	60,000	Outdoor Basketball / Multi-Use Courts at different Park Locations: Sizes and location will be determined by population demand and area location requirements. Suggested park locations: Olive Hill, Allensville, Hurdle Mills, Bushy Fork; Outdoor basketball/ Multi-Use courts will provide additional recreational opportunities throughout various locations in the County. This is an inexpensive, low maintenance way to provide recreational space. Space can also be used for additional organized program opportunities. (Example: Basketball, quick start tennis, 4 square, hop scotch, summer camp game space, two-on-two basketball tournaments, badmitten tournaments, and much more.) Not recommended due to Rec/Senior Center project providing similar opportunities.
Rec, Arts & Parks	Renovate Old Land Fill into Park/Green Space	50,000	Old Landfill: Renovate into park and green space. Facility will include: multipurpose trails (hiking, biking, running), open field space (for programming), and BMX biking course. There is also a possibility for shooting and an archery range. Many Landfills throughout the United States are turned into recreation and green space. There are not many other uses for old landfills other than recreation and green space. We should use it if it is just setting idle. Not recommended due to questions regarding the cost estimates and other current uses of property.
Rec, Arts & Parks	Annex Renovation to Relocate Rec Office	100,000	Renovations to Old Annex Building (Old Social Service Building) to relocate Parks and Recreation Office. Currently the Parks and Recreation offices are operating in the basement of the Sansbury Gym. There is a need for more office space that is modern and clean. Renovation of the Annex back to Office spaces for the Parks Department will be more appealing and user friendly to our citizens. We currently operate programs and classes in the Annex and these office spaces would complement our current operations. Not recommended at this time, proposed new Rec/Senior Center will have adequate office facilities.

**Person County
Capital Improvement Plan
Requested Projects Not Recommended**

DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION/REASON FOR NOT RECOMMENDING
Rec, Arts & Parks	Kirby--Renovate second floor	500,000	The Second floor renovation will be a joint project with Piedmont Community College. There is a large amount of space above the Kirby Auditorium that can be used for classes, meeting space, dance studio, exercise space, and/or arts studio. This project would also increase foot traffic in the downtown area. Not recommended at this time since this project is more of a refurbishment project while other recommended projects were deemed more critical.
Rec, Arts & Parks	Helena park expansion	350,000	Includes parking, tennis courts, and additional multi-purpose field. Growth in southern Person County needs larger park area. Old school will need to be demolished. Not recommended due to decisions needed on old school property at this location.
Rec, Arts & Parks	Solar Lights on Walking Tracks	260,000	Installation of Solar Lights on all walking tracks: 2 Year Phase Project: Phase 1- Huck Sansbury, Helena, Allensville, and Hurdle Mills. Phase 2- Bethel Hill, Bushy Fork, Olive Hill, Mt. Tirza. This project will greatly reduce energy cost to operate each walking track facility. Increases security. There is less security with less lights at Park facilities and surrounding facilities. Not recommended to allow more time for exploring other funding options.

**Person County
Capital Improvement Plan (CIP)
2012-16
Recommended - Funding Schedule**

Sources of Revenue for Project Costs:	Current Year	Budget Year 2011-12	Planning Year 2012-13	Planning Year 2013-14	Planning Year 2014-15	Planning Year 2015-16	TOTAL REVENUE SOURCES
Revenues:							
Fund Balance Appropriation	-	438,547	1,762,365	1,834,027	1,782,055	1,330,000	7,146,994
Capital Project Fund Balance at July 1	2,174,351	1,086,324	113,500	115,000	285,000	-	3,774,175
ARRA Grant-Energy Project	89,643	-	-	-	-	-	89,643
Progress Energy Contribution-Energy Project	15,042	-	-	-	-	-	15,042
Debt Proceeds - Financing ^{(1) & (2)}	4,500,000	-	-	-	6,000,000	-	10,500,000
Total Sources of Revenue:	6,779,036	1,624,871	1,875,865	1,949,027	8,067,055	1,330,000	21,625,854
Project Costs for County and PCC:	Current & Prior Year(s)	Budget Year 2011-12	Planning Year 2012-13	Planning Year 2013-14	Planning Year 2014-15	Planning Year 2015-16	TOTAL PROJECT COSTS
General Services:							
Hot Water repair at LEC (will need to do re-piping)	69,854	-	-	-	-	-	69,854
Remove and replace EMS Diesel Fuel Tank	16,500	-	-	-	-	-	16,500
New roof-Person Counseling Center	59,708	-	-	-	-	-	59,708
New roof-Library	206,761	-	-	-	-	-	206,761
Courthouse Renovations	2,990,619	-	-	-	-	-	2,990,619
Issuance Costs for Courthouse renov & roofing project	50,000	-	-	-	-	-	50,000
Contingency--Courthouse Renovations	100,000	-	-	-	-	-	100,000
Energy Project at PCOB & Library	174,385	-	-	-	-	-	174,385
Painting at LEC Detention Center	-	52,600	-	-	-	-	52,600
New roof-Huck Sansbury Complex	-	205,477	-	22,973	-	-	228,450
New roof-Kirby Civic Auditorium	-	32,364	-	348,277	-	-	380,641
New roof-Olive Hill Gym	-	133,145	5,023	-	-	-	138,168
New roof-Airport Pump House	-	20,880	-	-	-	-	20,880
New roof-PCOB	-	-	364,154	-	-	-	364,154
Paving-driveway & parking lots-Anim Ctrl, PW maint. & Mayo	-	-	125,000	-	-	-	125,000
Replace carpet & tile (PCOB)	-	-	-	35,000	35,000	35,000	105,000
New roof-Huck Sansbury Annex	-	-	-	16,257	-	-	16,257
New roof-Emergency Medical Services	-	-	-	68,949	-	-	68,949
Emergency Management Services:							
Replace cardiac monitors (\$27,208 ea.)	-	190,459	-	-	-	-	190,459
Person Memorial Hospital:							
Renovation of Cardiac Rehab Unit	50,000	-	-	-	-	-	50,000
Economic Development:							
Multi-Jurisdictional Industrial Park	-	155,000	45,000	-	-	-	200,000
Recreation, Arts & Parks:							
Helena gym-upgrade restrooms	53,000	-	-	-	-	-	53,000
Walking tracks repaving & repair	-	-	65,000	-	65,000	-	130,000
Rec Center/Senior Center Engineer Fees	-	-	-	53,000	-	-	53,000
Playground and park improvements	-	-	-	60,000	50,000	50,000	160,000
Olive Hill---construct outside restrooms	-	-	-	-	50,000	-	50,000
Recreation and Senior Center	-	-	-	-	6,000,000	-	6,000,000
Debt Service for Person Counseling Center and Public Library:							
	320,000	-	-	-	-	-	320,000
DSS:							
Northwoods Electronic Document Management System	352,178	-	-	-	-	-	352,178
Total County Projects	4,443,005	789,925	604,177	604,456	6,200,000	85,000	12,726,563

**Person County
Capital Improvement Plan (CIP)
2012-16
Recommended - Funding Schedule**

	Current & Prior Year(s)	Budget Year 2011-12	Planning Year 2012-13	Planning Year 2013-14	Planning Year 2014-15	Planning Year 2015-16	TOTAL PROJECT COSTS
Project Costs for County and PCC:							
Piedmont Community College (PCC):							
New roofs-F&G Buildings	280,630	-	-	-	-	-	280,630
Debt Service for PCC Roofs F & G	225,000	-	-	-	-	-	225,000
New roof-A Building	-	150,545	-	-	-	-	150,545
New roof-I Building	-	201,840	-	-	-	-	201,840
New roof-J Building	-	12,465	-	-	-	-	12,465
New Telephone System (Voice Over IP)	-	-	52,000	-	-	-	52,000
Paving and Expansion-Parking Lot 4	-	-	100,000	-	-	-	100,000
New roof-D Building	-	-	-	-	159,317	-	159,317
Infrastructure for Future Expansion	-	-	-	-	-	375,000	375,000
Total PCC	505,630	364,850	152,000	-	159,317	375,000	1,556,797
Total County and PCC Projects:	4,948,635	1,154,775	756,177	604,456	6,359,317	460,000	14,283,360
Project Costs for Public Schools:							
Public Schools:							
Exterior wall waterproofing-PHS	59,718	-	-	-	-	-	59,718
Fire alarm & security system replacement-PHS	187,401	-	-	-	-	-	187,401
HVAC control system upgrade-Oak Lane Elem	71,000	-	-	-	-	-	71,000
Debt Service for Northern Middle School roof	600,000	-	-	-	-	-	600,000
New roof-Northern Middle School	811,758	-	-	-	-	-	811,758
New roof-portion of Earl Bradsher	100,524	-	-	-	-	-	100,524
New roof-Early Intervention	-	1,671	-	159,705	-	-	161,376
New roof-Person County Learning Academy	-	50,634	-	-	-	-	50,634
New roof-PHS	-	47,067	-	1,104,866	-	-	1,151,933
New roof-Southern Middle School	-	20,724	-	-	1,528,202	-	1,548,926
Exterior wall waterproofing-PHS (additional)	-	250,000	-	-	-	-	250,000
New roof-North End	-	-	509,688	-	179,536	-	689,224
Replace tracks-PHS & SMS	-	-	200,000	-	-	-	200,000
Paving-PHS & South Elem	-	-	125,000	-	-	-	125,000
Chiller replacement-PHS	-	-	285,000	-	-	-	285,000
Classroom conversion-PHS	-	-	-	80,000	-	-	80,000
Window replacement-Earl Bradsher	-	-	-	-	-	370,000	370,000
Stadium restrooms & seating-PHS	-	-	-	-	-	500,000	500,000
Total Public Schools Projects:	1,830,401	370,096	1,119,688	1,344,571	1,707,738	870,000	7,242,494
Total Project Costs:	6,779,036	1,524,871	1,875,865	1,949,027	8,067,055	1,330,000	21,525,854

**Person County
Capital Improvement Plan (CIP)
2012-16
Recommended - Funding Schedule**

Sources of Revenue for Operating Impact Costs:	Current & Prior Year(s)	Budget Year 2011-12	Planning Year 2012-13	Planning Year 2013-14	Planning Year 2014-15	Planning Year 2015-16	TOTAL REVENUE SOURCES
General Fund Revenues	250,526	436,524	424,284	412,044	1,654,704	1,692,064	4,870,146
Fees (Rec Center)	-	-	-	-	-	100,000	100,000
Total Sources of Revenue for Operating Impact Costs	250,526	436,524	424,284	412,044	1,654,704	1,792,064	4,970,146

Operating Impact Costs:	Current & Prior Year(s)	Budget Year 2011-12	Planning Year 2012-13	Planning Year 2013-14	Planning Year 2014-15	Planning Year 2015-16	TOTAL PROJECT COSTS
Recreation and Senior Center Project	-	-	-	-	-	250,000	250,000
Personnel/Operating	-	-	-	-	-	-	-
Debt Service Payments:							
Courthouse & Roofing Project	250,526	474,420	462,180	449,940	992,600	899,960	3,529,626
Rec & Sr Center	-	-	-	-	700,000	680,000	1,380,000
Cost Savings from Energy Grant	-	(37,896)	(37,896)	(37,896)	(37,896)	(37,896)	(189,480)
Total Operating Impact Costs	250,526	436,524	424,284	412,044	1,654,704	1,792,064	4,970,146

Notes: Items highlighted in blue are projects associated with a debt financing.

(1) Courthouse Renovation and Roofing Projects

The Courthouse renovation and six critical roofing projects were approved by the Board via Capital Project Ordinance on 5-17-10, which stated their intent to fund these projects with debt proceeds. This financing was closed on July 15, 2010 and is currently part of the County's debt obligations with the first payment scheduled for February 1, 2011.

(2) Rec and Senior Center

If it is the Board's desire to issue general obligation bonds to fund this project, we have until November 2015 to be able to go out for bond issuance. This project is currently recommended to begin in FY 2014 with the engineering study for \$53,000; the borrowing for this project is proposed for FY 2015 at an estimated cost of \$6,000,000.

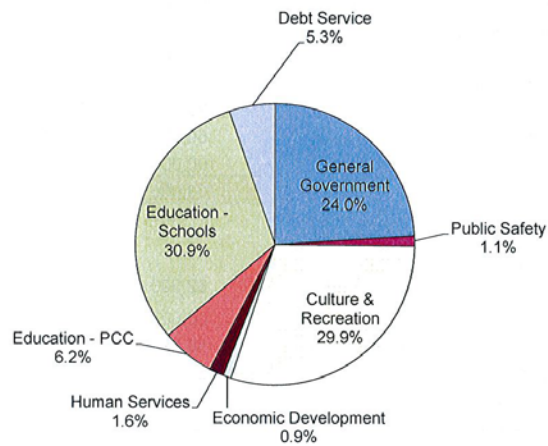
Set-Aside Funds for Future Years

Note: The County has implemented a best practice approach for distributing the costs of capital projects to minimize the impact in any one fiscal year. This is accomplished by incrementally funding expensive projects over multiple fiscal years. The projects listed below are funded through set-aside funds leading up to the year in which the project will be completed, thus reducing the burden in that year. This is a proactive approach to planning and funding future capital needs as well as maximizing cash flow capacity.

	Set-Aside Amount	Fiscal Year that project is recommended to take place	Remaining Amount
Current & Prior Years			
Contingency-Courthouse Renovations	100,000	2012	-
New roof-Kirby Civic Auditorium - Phases 1 & 2	250,000	2012 & 2014	130,641
Replace carpet & tile (PCOB)	110,000	2014-2016	-
Rec Center/Senior Center Engineer Fees	53,000	2014	-
Walking tracks repaving & repair (County parks)- Phase 1	30,000	2013	35,000
Replace tracks-PHS & SMS	50,000	2013	150,000
Paving-PHS & South Elem	25,000	2013	100,000
Chiller replacement-PHS	50,000	2013	235,000
Window replacement-Earl Bradsher	100,000	2016	270,000
Total	768,000		
Budget Year 2011-2012			
Paving-driveway & parking lots-Animal Control, Public Works maint. & Mayo Park	62,500	2013	62,500
New Telephone System (PCC)	26,000	2013	26,000
Paving & Expansion-Parking Lot 4 (PCC)	50,000	2013	50,000
New roof-North End - Phase 1	250,000	2013	259,688
Replace tracks-PHS & SMS	75,000	2013	125,000
Paving-PHS & South Elem	50,000	2013	75,000
Total	513,500		
Planning Year 2011-2012			
New roof-PHS - Phase 2	250,000	2014	854,866
New roof-Southern Middle School - Phase 2	150,000	2015	1,378,202
Total	400,000		
Planning Year 2012-2013			
Walking tracks repaving & repair (County parks)- Phase 2	30,000	2015	35,000
New roof-D Building (PCC)	75,000	2015	84,317
New roof-Southern Middle School - Phase 2	150,000	2015	1,228,202
New roof-North End - Phase 2	30,000	2014	149,536
Total	285,000		

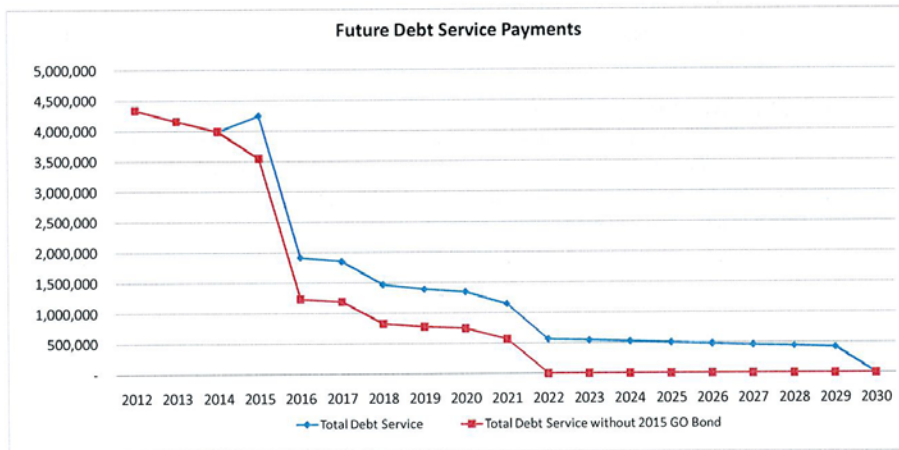
Person County Capital Improvement Plan
Recommended - by Function
FY 2012 - 2016

Total % CIP Projects by Function							
Description	Current Year	2012	2013	2014	2015	2016	Totals
General Government	3,667,827	444,466	494,177	491,456	35,000	35,000	5,167,926
Public Safety	50,000	190,459	-	-	-	-	240,459
Culture & Recreation	53,000	-	65,000	113,000	6,165,000	50,000	6,446,000
Economic Development	-	155,000	45,000	-	-	-	200,000
Human Services	352,178	-	-	-	-	-	352,178
Education - PCC	280,630	364,850	152,000	-	159,317	375,000	1,331,797
Education - Schools	1,230,401	370,096	1,119,688	1,344,571	1,707,738	870,000	6,642,494
Debt Service	1,145,000	-	-	-	-	-	1,145,000
Totals	6,779,036	1,524,871	1,875,865	1,949,027	8,067,055	1,330,000	21,525,854



**Future Debt Service Payments
for
Person County**

Year Ending June 30	2006 Various roofing/paving projects	2007 School Bus Gar/Health Bldg Renov/PCC Roofing	2008 Refinancing of 1999 & 2000 Schools/LEC Bldg	2009 Material Recovery Facility Equipment	2010 Courthouse Renovation & Various Roofing Projects	2015 Proposed - G.O. Bond-- Recreation and Senior Center	Total Debt Service	Total Debt Service without 2015 GO Bond
2012	339,907.70	976,191.78	2,146,781.25	98,668.29	772,880.73	-	4,334,429.75	4,334,429.75
2013	330,914.69	793,651.54	2,268,887.50	98,668.29	663,453.73	-	4,155,575.75	4,155,575.75
2014	322,229.70	616,921.24	2,394,160.00	98,668.29	553,310.94	-	3,985,290.17	3,985,290.17
2015	313,544.70	-	2,286,356.25	-	944,900.95	700,000.00	4,244,801.90	3,544,801.90
2016	329,830.61	-	-	-	899,960.00	680,000.00	1,909,790.61	1,229,790.61
2017	319,969.11	-	-	-	867,320.00	660,000.00	1,847,289.11	1,187,289.11
2018	483,634.98	-	-	-	339,780.00	640,000.00	1,463,414.98	823,414.98
2019	442,470.57	-	-	-	327,540.00	620,000.00	1,390,010.57	770,010.57
2020	427,094.03	-	-	-	315,300.00	600,000.00	1,342,394.03	742,394.03
2021	411,590.57	-	-	-	153,060.00	580,000.00	1,144,650.57	564,650.57
2022	-	-	-	-	-	560,000.00	560,000.00	-
2023	-	-	-	-	-	540,000.00	540,000.00	-
2024	-	-	-	-	-	520,000.00	520,000.00	-
2025	-	-	-	-	-	500,000.00	500,000.00	-
2026	-	-	-	-	-	480,000.00	480,000.00	-
2027	-	-	-	-	-	460,000.00	460,000.00	-
2028	-	-	-	-	-	440,000.00	440,000.00	-
2029	-	-	-	-	-	420,000.00	420,000.00	-
2030	-	-	-	-	-	-	-	-
	3,721,186.66	2,386,764.56	9,096,185.00	296,004.87	5,837,506.35	8,400,000.00	29,737,647.44	21,337,647.44





Future Items that May Impact the Outstanding Debt of Person County

Possible Legislative Changes

1. Governor's Budget—The current budget as presented by the Governor would shift the responsibility of purchasing replacement school buses for the public school system to the local level. Based on estimates from Person County Schools, a replacement bus costs approximately \$80,000. Typically, the buses are replaced at a rate of 4-6 per year.
2. Funding the capital needs of charter schools—Senate Bill 8 has passed the Senate and is currently in the State House Education Committee. This bill removes the cap on charter schools in the state, and also states that local boards may fund capital needs for charter schools. This could result in new charter schools being established in Person County and ultimately for any or all of these schools to approach the Board for capital funding.

Second Phase of Roofing Study

The roof replacements included in this CIP represents the most critical needs of the first phase of the roofing study. As the roofing study proceeds, it is fairly certain that projects will arise for additional roofs that need attention. As these projects are determined, they will be added to subsequent updates to this document.

Ms. York stated the recent Roofing Study provided expert analysis that changed the CIP document from last year.

The group discussed the proposed Senior Center/Recreation Center and the need for the Board to discuss and make decisions related to the scope of the project, the timeline, specifics, etc. Ms. York confirmed funds set aside for a capital project would be included in the capital reserve fund but could be used for another capital purpose other than the intended purpose first outlined. Ms. Wehrenberg noted the latest date to secure bonds for the Senior Center/Recreation Center is November, 2015.

Commissioner Kennington inquired about CIP discussions with Person County Schools and Piedmont Community College (PCC). Ms. York stated the primary discussions are occurring between the Person County General Services Director and his counterparts for each agency for technical needs. Ms. York confirmed she would have conversations with the President of PCC and the Superintendent of Schools to communicate Person County's expectations once the Board has its CIP priorities in place.

Commissioner Kennington voiced his opposition to adopt the CIP on April 18, 2011 and stated his preference to adopt as a total package with the budget. Ms. York suggested keeping the CIP and operating budget discussions separate noting the difficulty in proposing a budget without the amount of fund balance to be used for capital projects.

Commissioner Kennington asked the Finance Director for the amount of debt Person County could encumber on an annual basis. Ms. Wehrenberg stated a debt service level as a percentage of expenditures is recommended at 10% or less, with Person County's typically is at 6 to 7%. Ms. Wehrenberg will get the exact debt service level percentage and amount of expenditures for Person County information to the Board members. Ms. Wehrenberg stated Person County has the capacity to take on more debt due to revenue streams available to cover such debt. Ms. Wehrenberg stated if the Board funds projects in one year without going into debt, the budget is burdened in that one year. Debt service is an annual appropriated expenditure and spreads the costs thereby manages the capital.

Ms. York asked the Board if a work session is warranted to discuss capital projects. Commissioner Jeffers noted he was in the process of rescheduling his meeting with YMCA representatives and would prefer the work session in April.

BOARDS AND COMMITTEES APPOINTMENTS:

Clerk to the Board, Brenda Reaves presented to the Board for consideration of appointment the following citizen applications:

- Adult Care Home Community Advisory Committee
1-Year Initial Term; 3-Year Reappointment: 2 positions available
1) Judy Gentry requested appointment

A **motion** was made by Commissioner Blalock, **seconded** by Commissioner Jeffers, and **carried 5-0** to appoint Judy Gentry to the Adult Care Home Community Advisory Committee for an initial 1-year term.

- Juvenile Crime Prevention Council
1-Year Initial Term: 1 position available representing a member of the business community
1) Adrienne Duncan has requested appointment

A **motion** was made by Commissioner Jeffers, **seconded** by Vice Chairman Puryear, and **carried 5-0** to appoint Adrienne Duncan to JCPC representing a member of the business community for an initial 1-year term.

- Workforce Development Board
Workforce Development Director, Vincent Gilreath, by letter, has requested Board consideration to appoint Person County resident, Eva McDougal, to fill a health care industry vacancy created by the death of a member from another regional county for an initial 1-year term.

A **motion** was made by Commissioner Jeffers, **seconded** by Vice Chairman Puryear, and **carried 5-0** to appoint Eva McDougal to the Workforce Development Board for an initial 1-year term to fill a health care industry vacancy as requested by Mr. Gilreath.

REQUEST TO SCHEDULE INFORMAL INTERVIEWS DATE AND TIME FOR THE SOLID WASTE ADVISORY COMMITTEE:

Clerk to the Board, Brenda Reaves requested the Board to schedule the date and time for informal interviews for four applicants to be considered for one vacancy on the Solid Waste Advisory Committee so proper notice can be given to the applicants. Possible dates to consider the informal interview process:

- March 28 in the Commissioner's room, prior to the meeting with the NC Farm Bureau at their facility at 6:30 p.m.
- April 4 – Board of E & R at 1:00 pm. Informal interviews could be scheduled before or after the Board of E & R or prior to the 7:00 p.m. regular meeting that evening.

It was the consensus of the Board to schedule the informal interviews on April 4, 2011 at 6:00 p.m. Ms. Reaves stated she would notify the applicants of the April 4, 2011 date and 6:00 p.m. time requesting their attendance.

BUDGET AMENDMENT:

Finance Director, Amy Wehrenberg presented and explained the following Budget Amendment.

Upon a motion by Commissioner Blalock, and a second by Commissioner Jeffers and majority vote (5-0), the Board of Commissioners of Person County does hereby amend the Budget of the General Fund(s) on this, the 21st day of March 2011, as follows:

<u>Dept./Acct No.</u>	<u>Department Name</u>	<u>Amount</u> Incr / (Decr)
<u>EXPENDITURES</u>	<u>General Fund</u>	
	Public Safety	(5,000)
	Human Services	135,130
<u>REVENUES</u>	<u>General Fund</u>	
	Intergovernmental Revenues	130,130

Explanation:

Adjustment received in grant from the State for the Very Important Parents (VIP) program by -\$5,000; appropriation of State Aid funds for the Random Moment Time Study reimbursement in the Health Department for \$18,755; and various program adjustments in DSS for \$116,375.

CHAIRMAN'S REPORT:

Chairman Clayton noted work is still in process with the Upper Neuse River Basin Association related to the storm water rules policy to be in place by September, 2011.

Chairman Clayton requested the April 11, 2011 Community Conversation meeting date to be changed due to a conflict with a standing committee. It was the consensus of the group to move the Community Conversation Meeting date to April 12, 2011. County Manager, Heidi York would confirm if Bethel Hill School could accommodate the date change.

It was the consensus of the group to set a special meeting on April 5, 2011 at 7:00 p.m. for the purpose of discussing the Capital Improvement Plan projects.

MANAGER'S REPORT:

County Manager, Heidi York had no report.

COMMISSIONER REPORT/COMMENTS:

Commissioner Kennington commented on the following:

- the successful Red Stocking Revue Show dedicated to the memory of Person County former employee, Doug Newell and former musician, Frances Wright. The show is sponsored by the Roxboro Woman's Club who also support arts in Roxboro and Person County,
- Roxboro Community School's recent performance of *Grease* at the Kirby noting the tribute to the program Doug Newell had begun for arts in the schools,
- thanked Paula Chandler for an excellent tour of Person County Schools and stated he was impressed with the staff and amount of technology,
- attended the public hearing relating to the proposed Dan River reclassification noting Chairman Clayton's comments in support of such representing Person County's interest; Chairman Clayton added that the City of Roxboro and Yanceyville submitted written comments of support through their engineering firms.
- attended Local Government Day with the Person High School Civics classes, and
- noted his support to proceed with the required legislative action to request additional occupancy tax and further noted his willingness to withdraw the request to increase the TDA membership; Commissioner Kennington advocated for Chairman Clayton to meet with Mayor Sam Spencer and Representative Wilkins to promote at the very least the one bill moving forward for the increase in the occupancy tax.

Commissioner Blalock commented on the following:

- a day trip to Kannapolis on March 23, 2011,
- Many Voices- One Goal March 24, 2011 event in Raleigh 11:30 a.m. – 6:30 p.m. about reducing the drop out rate,
- Community in the Schools website cisnc.org for a non-profit volunteer organization making a difference in many NC counties (not in Person County),
- Technology Showcase sponsored by Durham Public Schools this date from 4:30 – 6:00 p.m. at the old Hillandale School area, currently a Staff Development Center, and
- Noted recycling efforts in process with more information forthcoming.

Commissioner Jeffers commented on the following:

- he and Chairman Clayton attended and congratulated Louisiana-Pacific for achieving 1,000,000 safe work hours over a 3 year time frame,
- participated in the recent Tour of Person County Schools and was impressed with the students and technology,
- attended the NACo legislative conference and will forward to the Board the link for the sessions and information,
- announced he is seeking first Vice President of NC Association of County Commissioners, and
- stated he is still receiving complaints related to PATS rule changes and citizens not properly informed of such.

Vice Chairman Puryear thanked the group for attending the Distinguished Service Awards Banquet and congratulated Thomas Oakley on receiving the prestigious civic Distinguished Service Award.

Chairman Clayton followed up on the Dan River public hearing comments noting those comments opposing the reclassification were based on interbasin transfers noting that was not the intended purpose of the reclassification.

County Attorney, Ron Aycock updated the Board on the taxpayer appeal (Patrick Riley) whereby the Board of County Commissioners supported the Tax Administrator's decision to deem Mr. Riley disqualified and removed from the present use program. Mr. Riley has appealed to the NC Property Tax Commission and the hearing will take place on April 20, 2011. Mr. Aycock stated he and the Tax Administrator would attend the hearing on April 20, 2011.

RECESS:

A **motion** was made by Vice Chairman Puryear, **seconded** by Commissioner Kennington, and **carried 5-0** to recess the meeting at 10:51 a.m. until March 28, 2011 to attend a meeting and dinner with the Officers and Board of Directors of the Person County Farm Bureau at the Person County Farm Bureau office located at 411 Winhaven Street, Roxboro at 6:30 p.m.

Brenda B. Reaves
Clerk to the Board

Jimmy B. Clayton
Chairman

March 21, 2011

PERSON COUNTY BOARD OF COMMISSIONERS

MARCH 28, 2011

MEMBERS PRESENT

.....
Jimmy B. Clayton

Kyle W. Puryear

B. Ray Jeffers

Samuel R. Kennington

Frances P. Blalock
.....

The Board of Commissioners for the County of Person, North Carolina, met in recessed session on Monday, March 28, 2011 at 6:30 p.m. for a meeting and dinner with the Officers and Board of Directors of the Person County Farm Bureau at the Person County Farm Bureau Office located at 411 Winhaven Street, Roxboro.

Chairman Clayton called the meeting to order.

Representing Person County Farm Bureau were Officers: Coleman Whitfield, President, John Foushee, Jr., Secretary, Jimmy Thomas, Vice President; and Directors: Maurice Hester, Alfred Gentry, James Weaver, Phillip Whitfield, Michael Clayton, Darryl Duncan, Brent Adcock, Edgar Davis, Don Howard, Ronald Foushee, Timmy Thomas, Atwill Day, Donnie Clayton, Earl Brooks, Anthony Bradsher, and Allan Newton. Honorary members are James Winslow, Sr., O. C. Martin, and A. J. Pleasant.

The Officers and Board of Directors of the Person County Farm Bureau discussed with the Board of Commissioners about agricultural issues and requested the county to allow Farm Bureau to provide information and input on any agricultural issue as the Board is presented with such. Agricultural issues that Farm Bureau is interested include land use, farm taxes, and water quality.

RECESS:

A **motion** was made by Vice Chairman Puryear, **seconded** by Commissioner Jeffers, and **carried 5-0** to recess the meeting at 8:00 p.m. until March 29, 2011 at 7:00 p.m. in the Commissioners' meeting room at the Person County Office Building for the purpose of discussion related to the Recommended Capital Improvement Plan 2012-2016.

Brenda B. Reaves
Clerk to the Board

Jimmy B. Clayton
Chairman

March 28, 2011