

Person County Capital Improvement Plan FY 2026-2030

Approved



Katherine Cathey, County Manager
Tracy Clayton, Chief Financial Officer

April 21, 2025

Person County, North Carolina

Capital Improvement Plan

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PERSON COUNTY

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April 21, 2025

Dear Person County Board of Commissioners,

I am pleased to present Person County's Fiscal Year (FY) 2026-2030 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 (FY25), the Board of Commissioners appropriated \$2,311,206 from the General Fund, \$2,600,000 from CIP fund balance, \$81,000 from the N.C. 911 Board, limited obligation bonds (LOBs) in the amount of \$21,000,000, and funding from other revenue sources to fund the CIP. American Rescue Plan Act (ARPA) funds were used for recreation, arts and parks projects that improve safety and accessibility in the amount of \$1,130,000, and PCC contributed \$1,835,000 towards the purchase of the Carolina Pride Carwash Building (to house PCC's Center for Health, Advanced Technology & Trades (CHATT)).

FY26 CIP requests total \$17,997,688. Over the five-year plan, all requests total \$168,969,444. The needs are great, but with limited funding options, it is necessary to exclude and/or delay some projects. Proposed projects that are not included in the approved CIP due to limited funding options and competing priorities are CHATT Renovations (\$10,000,000) and Fence Repair & Replacement (\$60,000).

The approved FY26 CIP funding amount is \$ 13,834,488. Like current year spending, next year's funding sources are diversified. The General Fund contribution is proposed at \$ 2,212,890; CIP fund balance contributes \$217,688 and the Community Development Projects Fund contributes \$90,000. Three projects totaling \$592,000 are contingent upon receiving grants funds. In FY26, the County will issue \$10,215,000 in limited obligation bonds (LOBs) to finance accessibility, safety and security improvements at five elementary schools. Education projects account for \$10,252,522 or 83.8% of the FY26 Approved CIP.

County projects include body cameras for the Sheriff's Office (\$60,000), a comprehensive facilities study (\$150,000), pickleball courts (\$90,000), a mattress and tire shredder (\$1,060,910, contingent upon receipt of grant funding) and various other initiatives. The FY26 CIP includes \$735,500 for IT systems projects, HVAC water pipe insulation and door locking security upgrades for PCC and \$10,864,024 for various PCS projects, including accessibility, safety and security improvements and heat pumps and floor tile 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, 2025 will be \$28.0M. The County, working in partnership with Person County Schools, is planning to issue new debt, totaling \$10.3M in FY26.

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 2026-2030 CIP.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Cathey".

Katherine M. Cathey
County Manager

Revisions to Person County's Recommended CIP for FY 2026-2030



	Adjustments	Comments
TOTAL RECOMMENDED CIP	158,831,444	
Budget Year 2025-2026		
New Emergency Services Building	(430,200)	removed
Comprehensive Facilities Study	150,000	added and relocated under General Services
Planning Year 2026-2027		
New Emergency Services Building	(8,850,000)	removed
Planning Year 2027-2028		
New Emergency Services Building	(140,000)	removed
Planning Year 2028-2029		
New Emergency Services Building	(33,180,000)	removed
Planning Year 2029-2030		
New Emergency Services Building	(36,380,000)	removed
TOTAL APPROVED CIP	80,001,244	

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?

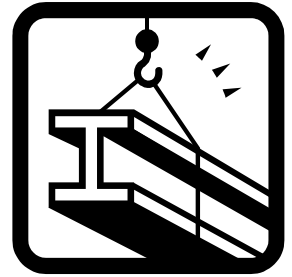
Operating Budget Impact

- 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:

- Permitting Software (\$272,735)
- Human Resources Software-NeoGov (\$64,542)
- New Roof-Old Helena gym (\$217,911)
- Lucas CPR Compression Devices (\$52,900)
- New Roof-Old Helena (EMS/Sheriff) (\$243,921)
- HVAC Upgrades-Senior Center (\$55,575)
- New Roof-EMS- (\$210,022)
- Re-pave PCOB Parking Lots (\$104,064)
- Fiber Project-Project Management (\$316,480)
- P&R-ADA access safe surface (\$148,574)
- P&R-ADA parking areas (\$62,827)
- P&R-Athletic field light/poles (\$59,495)
- Refurbish Water Tank-Airport (\$91,793)
- Upfit PCOB Auditorium to BOC room (\$121,813)
- Demolish Water Tower-Old Helena School (\$65,000)
- Railroad Trails Project Match (\$480,000)

Piedmont Community College:

- New Roof-Bldg L & C Covered Walkways (\$312,203)

Public Schools

- New Roof Oak Lane (\$1,050,636)
- South Elementary-Metal Roof Replacement (\$17,653)
- Comm Radios-All Schools (\$111,752)
- Install Cameras-All schools (\$180,000)
- Woodland Elementary-Repaint Canopies (\$29,817)
- New Roof-North End Elementary (\$121,351)

Ongoing Projects

Person County Government:

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.

Emergency Services Radio Upgrade (\$180,000) – About 75% of the communication radios have been upgraded. 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 unknown.

Convert Picnic Shelters to Cabins (\$63,300) – Contracts have been signed and construction to begin soon with an anticipated completion date of June 2025.

Outdoor Multi-Purpose Courts (\$63,000) – Project is near completion-waiting on the courts to be painted. Completion is expected before June 2025.

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) – Project is in the engineering phase and is expected to start construction soon with a completion date of June 2025.

Kirby ADA Accessible Restrooms (\$220,000)- Project is in the engineering phase and is expected to start construction soon with a completion date of June 2025.

Kirby ADA Accessible Elevator (\$350,000) - Project is in the engineering phase and is expected to start construction soon. Completion date is unknown at this time.

Hucks Sansbury ADA Accessible Playground (\$150,000)- Expecting the delivery of playground equipment soon and project is expected to be complete by June 2025.

ADA Accessible Playground Updates (\$150,000)- Project completion is expected before June 2025

2024 LOBs-Local Contingency (\$309,168) Local set-aside contingency funds that were approved to support the PI/MRF Merger. This project is under 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.

Piedmont Community College:

BDEC Entry (\$60,000) – Project is underway and is expected to be complete by the end of June 2025.

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

Chiller Room Upgrades (\$500,000) – Project design is complete and in the bid process. Project is expected to be complete in the Winter 2025-2026.

Science Lab Renovations (\$400,000) – Project is currently in process and will be completed in Fall 2025.

Room Upfits B, C, G Buildings (\$157,500) – Construction in progress. Anticipated completion by Fall 2025.

Repair HVAC Roof Waterlines (\$90,000) – Project is underway and will be completed Winter of 2025-2026.

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.

Asbestos and Lead Abatement (\$100,000) – Project to address lead in water, asbestos and lead-based paint inspections. The project is in process and expected to be completed in August 2025.

Helena/Stories Creek W/H Pumps (300,000)- Currently in the process of replacing water source heat pumps and is expected to be completed in the Summer 2025.

SMS-Rooftop HVAC Units (\$100,000)- Project is currently seeking bids and does not have an anticipated completion date.

All Schools-Replace Water Fountains (\$97,000) – All water fountains in all school need replacing and is expected to begin in the Spring 2025 and completed in the Summer 2025.

NMS, Woodland & PHS- Intercoms (\$60,000)- Replace intercoms in Northern Middle School due to outdated equipment and will begin in Summer 2025.

Helena-Replace Floor Tiles (\$70,000)- Replace worn, loose floor tile to minimize tripping hazards. Project is currently seeking bids.

NMS Rooftop HVAC (\$50,000) Rooftop Unit at Northern Middle School has reached the end of its lifecycle. The project contract has been approved and is schedule to begin in April 2025.

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. Construction will begin in April 2025.

Earl Bradsher-Fire Alarm System (\$180,000) – Installation of system is complete. Pending inspection before final invoice is paid. Expected to be concluded by Summer 2025.

PHS-Repave Parking Lot (\$300,000) – No work done to date. Project is expected to be completed in August 2025.

PHS Stadium Restroom Improvements (\$3,000,000) – Construction is in process. This project is expected to be complete in August 2025.

Person County
Capital Improvement Plan
FY 2026-2030
Approved Projects

YEAR	DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION AND JUSTIFICATION
2026	General Services	Replace HVAC System-Public Library	105,000	Replace the entire HVAC system at the Library with new air handlers with gas furnaces and two new 2.5-ton outside AC units. 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	Upgrade HVAC System-LEC	60,000	Additional improvements necessary to the HVAC controls at the LEC, converting from the original problematic pneumatic type controls over to the digital control system. In Budget 2023, we converted the first phase of controllers to digital and this project will complete the last 36 VAV controllers that are continually failing.
	General Services	Comprehensive Facilities Study	150,000	Funding supports a comprehensive facilities study of all Person County Local Government buildings to assess current conditions, space utilization, operational efficiency, and future facility needs. The study will provide data-driven recommendations for capital planning, renovations, space reconfigurations, and potential consolidations to improve service delivery and ensure long-term sustainability of County infrastructure. Findings will guide strategic investment in County-owned properties and align facility planning with organizational goals and community growth.
	General Services	Retrofit/Upgrade Plumbing-LEC	275,000	Built in 1993, the LEC is almost constantly having failures with water piping, water controls, and water valves failing. It appears that the chlorine in the water system deteriorates these components and over the years has had a devastating negative impact. This is a monumental task to have all the water piping/controls replaced; thus, we would propose to attack the problem one Pod at a time, starting with the worst situation.....Rust Pod.
	Sheriff	Body Camera	60,000	Person County Sheriffs Office applied for a 50/50 matching grant through the SRT BWC (Small Rural Tribal Body Worn Camera) Program, a federally funded Micro Grant. The grant is in the award phase and if approved, Person County will be required to match \$30,000 to the SRT BWC Program match of \$30,000 to total \$60,000 towards the purchase of Body Worn Cameras. This will allow the Sheriffs Office to add 30 new Body Worn Cameras to its inventory to replace old and outdated body cameras. (contingent upon receipt of grant funding)
	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	Emg Services Ballistic Protection	62,000	These plate carriers would be worn when responding to any scene where a violent event has occurred or is possibly anticipated to provide personnel an extra level of protection. Plate carriers would clearly identify the personnel as medical personnel as to not be confused with law enforcement.
	Emergency Services	Emergency Services Building Bathroom	83,000	Complete renovation of all three bathrooms in the Emergency Services building on 216 W. Barden Street. Renovations to include new fixtures (toilets, sinks, showers, cabinets, countertops, flooring, painting of all walls, and any other repairs that need to be done to improve the serviceability and condition of the facilities).
	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	Pickleball Courts	90,000	Installation of two outdoor pickleball courts in priority areas of the county. One of the fastest growing sports in the country. We have seen an increase in community interest for outdoor pickleball courts that are specifically for open play. This data is based on normal usage of the current courts at Huck Sansbury Complex and current program numbers.
	Person Industries/Person County Recycling Center	Shredder for MRF	1,060,910	Purchase SSI Shredder to shred Mattresses and Tires due to increase in disposal expenses and new fees set by Republic (local landfill). (contingent upon receipt of grant funding)

Person County
Capital Improvement Plan
FY 2026-2030
Approved Projects

YEAR	DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION AND JUSTIFICATION
	PCC	IT Systems	267,750	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	HVAC Water Pipe Insulation	267,750	Replace pipe insulation with exterior jacketing on rooftop pipes circulating hot and chilled water to campus buildings. Engineering assessment has determined the deterioration of the insulation and jacketing is beyond reasonable repair or partial replacement.
	PCC	Door Locking Security Upgrade	200,000	Implementation of access control throughout the Person County campus to include exterior and interior doorways. Integration with the current software platform will allow multiple technologies to work together seamlessly, including the surveillance system.
	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	Contingency funds from local County funding to use, as needed, for the School Improvements Project (2023 LOBs).
	Public Schools	Helena & Stories Creek Elementary Schools - Water Source Heat Pumps	150,000	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	Abate and Replace Floor Tiles-PHS	200,000	Need to remove all floor tiles in ten classrooms 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 - Emergency Communication (911)	155,642	As recommended in the Roofing Study.
	General Services	New Roof-Airport Pumphouse	42,538	As recommended in the Roofing Study.
	General Services	New Roof-Public Library Façade	131,836	As recommended in the Roofing Study.
	General Services	New Roof-Law Enforcement Center	1,275,493	As recommended in the Roofing Study.
	General Services	New Roof-Human Svc Building	2,943,438	As recommended in the Roofing Study.
	General Services	New Roof-Leaning Academy	325,979	As recommended in the Roofing Study.
	Emergency Services	ESI Rapid Response Units (RRU)	160,804	Continuation of FY26 CIP
	Recreation, Arts & Parks	ADA Accessible Playground Updates	65,000	Continuation of FY26 CIP
	Recreation, Arts & Parks	Athletic Field Light/Pole Upgrades	59,800	Continuation of FY26 CIP
	Recreation, Arts & Parks	HVAC Installation-Helena Gym	160,000	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-Olive Hill Gym	160,000	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	Gym Painting	60,000	This project will consist of cosmetic updates and repairs to the following gyms: Helena, Olive Hill, and Huck Sansbury. These cosmetic updates include painting of the walls and rafters in all three gym locations.
	Recreation, Arts & Parks	Public Splash Pad	275,000	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	Bike Lane Addition	100,000	Add bike lanes to park-walking tracks and additional asphalt topping. Providing this opportunity for the Person County community will further connect the public to wellness, the outdoors, and a lifelong vital life skill.
	PCC	IT Systems	372,250	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	HVAC Water Pipe Insulation	267,750	Continuation of FY26 CIP
	PCC	Door Locking Security Upgrade	150,000	Continuation of FY26 CIP

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YEAR	DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION AND JUSTIFICATION
	PCC	Parking Lot-Repair, Seal and Stripe	75,000	Project consists of repairing damaged areas of asphalt, tarring of cracks, sealing asphalt, and restriping. This work will prevent further damage and the need for repaving. PCC anticipates repaving in ten years with proper maintenance.
	PCC	Building E-Office & Conf Room Renovations	165,000	Renovate E-150 from an existing computer laboratory into offices and a conference room. This renovation will support the anticipated growth of the Student Development staff to accommodate enrollment increases which include additional academic advisors.
	PCC	Building A-Flooring & Finishes	75,000	Project includes renovations to Building-A flooring and finishes to replace 20+ year old carpet.
	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.
	PCC	One-Stop Shop	450,000	Create a campus Welcome Center and one-stop shop that will house student support staff. This will include advising, registration, business office, and financial aid. This project includes moving the business office which is currently located in Building-A.
	PCC	Building A-Handicap Parking	300,000	Expand and redesign parking lot in Building-A traffic circle, to include handicap spaces and ADA accessibility from the parking area to Building-A. This is the primary parking area designated for visitors and guests of the college, and will allow for ADA compliant handicap spaces and ADA compliant access to Building-A.
	Public Schools	Contingency Funds - Local	535,976	Setting aside contingency funds from local County funding to use as needed for the School Improvements Project.
	Public Schools	Helena & Stories Creek Elementary Schools - Water Source Heat Pumps	150,000	Replace water source heat pumps in mezzanines at both schools. Heat pumps are 20+ years old and evaporator coils are starting to break down.
	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.
	Public Schools	Replace Floor Tiles-Stories Creek	85,000	Replace tile floors in the hallways and cafeteria at Stories Creek Elementary School which have become worn and loose. 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	Repaint Interior-SMS	200,000	Repaint interior rooms and hallways at Southern Middle School. Paint is chipping, stained and wear on the walls, has caused damage that requires paint to be refreshed.
	Public Schools	PHS-Replace Windows	300,000	The windows at Person High School were installed in the 1960's. The windows are single-pane and not energy efficient. The windows are easily broken and are a safety hazard. Windows need to be replaced to improve security and increasing energy efficiency and reducing heating and cooling loss cost.
	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.
	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.
	Public Schools	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	187,792	As recommended in the Roofing Study.
	General Services	New Roof - Woodland Elementary	1,303,997	As recommended in the Roofing Study.
	Emergency Services	ESI Rapid Response Units (RRU)	80,402	Continuation of FY26 CIP
	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	Continuation of FY26 CIP
	Recreation, Arts & Parks	Athletic Field Light/Pole Upgrades	49,500	Continuation of FY26 CIP

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YEAR	DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION AND JUSTIFICATION
	Recreation, Arts & Parks	Gym Painting	50,000	Continuation of FY27 CIP
	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	Multi-purpose Sport Fields	100,000	Multi-purpose Sport Field Located at the Rock Athletic Complex: increasing participation and revenue while increasing the convenience for families of Person County.
	PCC	Door Locking Security Upgrade	150,000	Continuation of FY26 CIP
	PCC	Mechanical, Electrical, Plumbing (MEP) Replacement	240,000	Continuation of FY27 CIP
	PCC	PCC Main Campus-CHATT Back Fill	1,000,000	The facilities vacated on the main campus due to the CHATT project which includes: Advanced Manufacturing, Healthcare and Workforce Education programs. Vacated buildings will require significant renovation to be repurposed to meet existing and new program requirements.
	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	NMS, Woodland Elem, & PHS-Intercom Replacements	80,000	Continuation of FY26 CIP
	Public Schools	Repaint Interior-NMS	200,000	Repaint interior rooms and hallways at Northern Middle School. Paint is chipping, stained and wear on the walls, has caused damage that requires paint to be refreshed.
	Public Schools	Replace Carpet & Replace Tiles-SMS	120,000	Remove carpet and replace with VCT tiles in hallways and entryways at Southern Middle School. Carpet is 15 years old, worn, stained and needs to be replaced. Ends and edges are become frayed and a potential tripping hazard.
	Public Schools	Replace Insulation Gym-SMS	485,000	Remove and replace insulation in the gym at Southern Middle School. Insulation is deteriorating rapidly and is no longer viable. Current insulation is falling and is a safety hazard for staff and students.
	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.
2029	General Services	New Roof - Mayo Park Buildings	195,639	As recommended in the Roofing Study.
	General Services	New Roof - Courthouse	185,259	As recommended in the Roofing Study.
	General Services	New Roof - Museum Complex	336,098	As recommended in the Roofing Study.
	General Services	New Roof - Person High School	227,637	As recommended in the Roofing Study.
	General Services	New Roof - School Bus Garage	244,608	As recommended in the Roofing Study.
	Recreation, Arts & Parks	ADA Accessible Playground Updates	65,000	Continuation of FY26 CIP
	Recreation, Arts & Parks	Athletic Field Light/Pole Upgrades	100,000	Continuation of FY26 CIP
	Recreation, Arts & Parks	Gym Painting	50,000	Continuation of FY27 CIP
	PCC	Mechanical, Electrical, Plumbing (MEP) Replacement	190,000	Continuation of FY27 CIP
	PCC	PCC Main Campus-CHATT Back Fill	2,000,000	Continuation of FY28 CIP
	Public Schools	Contingency Funds - Local	172,647	Setting aside contingency funds from local County funding to use as needed for the School Improvements Project.
	Public Schools	Replace Carpet & Replace Tiles-NMS	120,000	Remove carpet and replace with VCT tiles in hallways and entryways at Northern Middle School. Carpet is 15 years old, worn, stained and needs to be replaced. Ends and edges are become frayed and a potential tripping hazard.
	Public Schools	Replace Gym Windows-SMS	200,000	Replace exterior windows in Southern Middle School Gym. Original windows in the building are single-paned and have been repaired numerous times due to damage and age. The windows are no longer able to be repaired due to hardware and need removal.
2030	General Services	New Roof - Library	718,699	As recommended in the Roofing Study.
	General Services	New Roof - Northern Middle School	506,709	As recommended in the Roofing Study.
	General Services	New Roof - Stories Creek Elementary	2,003,915	As recommended in the Roofing Study.
	Recreation, Arts & Parks	ADA Accessible Playground Updates	65,000	Continuation of FY26 CIP
	PCC	Parking Lot-Repair, Seal and Stripe	75,000	Project consists of repairing damaged areas of asphalt, tarring of cracks, sealing asphalt, and restriping. This work will prevent further damage and the need for repaving. PCC anticipates repaving in ten years with proper maintenance.
	PCC	Mechanical, Electrical, Plumbing (MEP) Replacement	205,000	Continuation of FY27 CIP
	PCC	PCC Main Campus-CHATT Back Fill	2,000,000	Continuation of FY28 CIP

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

DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION/REASON FOR NOT APPROVED
PCC	CHATT	10,000,000	PCC has state funding available for renovations and equipment. Additional revenue sources and projected needs/costs will be evaluated for funding in future years.
P&R	Fence Repair & Replacement	60,000	Fence repairs and replacements at parks and recreation facilities will be funded through operational budgets.
Emergency Services	New Emergency Services Building	430,200	Funding is requested for architectural design, programming, and grant support services to prepare for land acquisition and construction of a consolidated Emergency Services facility. The new building will co-locate Emergency Management, Emergency Operations, EMS Administration, Community Risk Reduction, and 911 Communications to meet current and future operational needs.

**Person County
Capital Improvement Plan (CIP)
2026-30
Approved - Funding Schedule**

Sources of Revenue:	Current Year 2024-25	Budget Year 2025-26	Planning Year 2026-27	Planning Year 2027-28	Planning Year 2028-29	Planning Year 2029-30	TOTAL REVENUE SOURCES
Revenues:							
General Fund Contribution	2,311,206	2,212,890	9,764,006	5,317,469	4,086,888	5,574,323	29,266,782
General Fund Contribution (ARPA Funds)	880,000	506,910	-	-	-	-	1,386,910
CIP Fund Balance	2,600,000	217,688	-	-	-	-	2,817,688
EMS Balistic Grant Funding	-	62,000	-	-	-	-	62,000
State E911 Telephone Board Funds (Virtual Infrastructure Replacement)	81,000	-	-	-	-	-	81,000
SRT BWC Micro Grant (Body Cameras)	-	30,000	-	-	-	-	30,000
Firehouse Subs-First Responder Grant (Life Safety Education Simulator)	-	-	-	15,000	-	-	15,000
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	16,864	90,000	-	-	-	-	106,864
PARTF Grant (Public Splash Pad)	-	-	137,500	-	-	-	137,500
LWCF Grant (Acquisition of property adjacent to Farm Park)	-	-	-	162,500	-	-	162,500
State grant funds (PCRC Mattress/Tire Shredder)	-	500,000	-	-	-	-	500,000
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)	-	10,215,000	-	12,295,000	-	-	22,510,000
Total Sources of Revenue:	28,724,070	13,834,488	9,901,506	17,879,969	4,086,888	5,574,323	80,001,244
Project Costs for County:	Current Year 2024-25	Budget Year 2025-26	Planning Year 2026-27	Planning Year 2027-28	Planning Year 2028-29	Planning Year 2029-30	TOTAL PROJECT COSTS
Information Technology:							
Virtual Infrastructure Upgrades	523,000	-	-	-	-	-	523,000
Human Resources:							
Software Acquisition	64,542	-	-	-	-	-	64,542
General Services:							
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
Replace HVAC System - PCOB	1,000,000	-	-	-	-	-	1,000,000
Comprehensive Facilities Study	-	150,000	-	-	-	-	150,000
Replace HVAC System - Public Library	-	105,000	-	-	-	-	105,000
Upgrade HVAC System- LEC	-	60,000	-	-	-	-	60,000
Retrofit/upgrade plumbing - LEC	-	275,000	-	-	-	-	275,000

**Person County
Capital Improvement Plan (CIP)
2026-30
Approved - Funding Schedule**

Project Costs for County:	Current Year 2024-25	Budget Year 2025-26	Planning Year 2026-27	Planning Year 2027-28	Planning Year 2028-29	Planning Year 2029-30	TOTAL PROJECT COSTS
New Roof - Emg Comm (911)	-	-	155,642	-	-	-	155,642
New Roof- Airport Pumphouse	-	-	42,538	-	-	-	42,538
New Roof - Public Library Façade	-	-	131,836	-	-	-	131,836
New Roof- Law Enforcement Center	-	-	1,275,493	-	-	-	1,275,493
New Roof- Human Svc Building	-	-	2,943,438	-	-	-	2,943,438
New Roof- Learning Academy	-	-	325,979	-	-	-	325,979
New Roof - Mayo Park Buildings	-	-	-	187,792	195,639	-	383,431
New Roof- Woodland Elementary	-	-	-	1,303,997	-	-	1,303,997
New Roof - Courthouse	-	-	-	-	185,259	-	185,259
New Roof - Museum Complex	-	-	-	-	336,098	-	336,098
New Roof- Person High School	-	-	-	-	227,637	-	227,637
New Roof - School Bus Garage	-	-	-	-	244,608	-	244,608
New Roof- Library	-	-	-	-	-	718,699	718,699
New Roof- Northern Middle School	-	-	-	-	-	506,709	506,709
New Roof- Stories Creek Elemen.	-	-	-	-	-	2,003,915	2,003,915
Sheriff:							
Body Cameras	-	60,000	-	-	-	-	60,000
Emergency Services:							
EMS Station North	110,000	-	-	-	-	-	110,000
Emg Services Building Safety/Security Upgrades	54,400	-	-	-	-	-	54,400
ESI Rapid Response Units (RRU)	241,206	160,804	160,804	80,402	-	-	643,216
Emg Services Ballistic Protection	-	62,000	-	-	-	-	62,000
Emg Services Building Bathroom Renovations	-	83,000	-	-	-	-	83,000
Life Safety Education Simulator	-	-	-	195,925	-	-	195,925
Recreation, Arts & Parks:							
Kirby Rebirth Project - Roof Top Studio/Event Space	16,864	-	-	-	-	-	16,864
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
Additional RV Sites-Mayo Park	55,890	-	-	-	-	-	55,890
ADA Accessible Playground Updates	65,000	65,000	65,000	65,000	65,000	65,000	390,000
Athletic Field Light/Pole Upgrades	57,000	63,250	59,800	49,500	100,000	-	329,550
HVAC Installation-Helena Gym	-	-	160,000	-	-	-	160,000
HVAC Installation-Olive Hill Gym	-	-	160,000	-	-	-	160,000
Gym Painting	-	-	60,000	50,000	50,000	-	160,000
Public Splash Pad	-	-	275,000	-	-	-	275,000
Pickleball Courts	-	90,000	-	-	-	-	90,000
Bike Lanes Addition	-	-	100,000	-	-	-	100,000
Aquisition of property adjacent to Farm Park	-	-	-	325,000	-	-	325,000
Multi-purpose Sport Fields	-	-	-	100,000	-	-	100,000
Person Industries/PCRC							
PI/MRF Merger-Construction (Phase I)	2,103,000	-	-	-	-	-	2,103,000
PI/MRF Merger-Equipment Upgrades (Phase II)	1,686,478	-	-	-	-	-	1,686,478
Shredder for MRF	-	1,060,910	-	-	-	-	1,060,910
Total County Projects:	18,471,548	2,234,964	5,915,530	2,357,616	1,404,241	3,294,323	33,678,222

**Person County
Capital Improvement Plan (CIP)
2026-30
Approved - Funding Schedule**

Project Costs for PCC:	Current Year 2024-25	Budget Year 2025-26	Planning Year 2026-27	Planning Year 2027-28	Planning Year 2028-29	Planning Year 2029-30	TOTAL PROJECT COSTS
Piedmont Community College (PCC):							
Acquisition-Carolina Pride Building	7,000,000	-	-	-	-	-	7,000,000
Exterior Improvements	150,000	-	-	-	-	-	150,000
IT Systems	75,000	267,750	372,250	-	-	-	715,000
CHATT Renovations	-	-	-	-	-	-	-
HVAC Water Pipe Insulation	-	267,750	267,750	-	-	-	535,500
Door Locking Security Upgrade	-	200,000	150,000	150,000	-	-	500,000
Parking Lot-Repair, Seal and Stripe	-	-	75,000	-	-	75,000	150,000
Building E-Office & Conf Room Renovations	-	-	165,000	-	-	-	165,000
Building A-Flooring & Finishes	-	-	75,000	-	-	-	75,000
Mechanical, Electrical, Plumbing (MEP) Replacement	-	-	245,000	240,000	190,000	205,000	880,000
One-Stop Shop	-	-	450,000	-	-	-	450,000
PCC Main Campus-CHATT Back Fill	-	-	-	1,000,000	2,000,000	2,000,000	5,000,000
Building A-Handicap Parking	-	-	300,000	-	-	-	300,000
Total PCC Projects:	7,225,000	735,500	2,100,000	1,390,000	2,190,000	2,280,000	15,920,500
Project Costs for Public Schools:	Current Year 2024-25	Budget Year 2025-26	Planning Year 2026-27	Planning Year 2027-28	Planning Year 2028-29	Planning Year 2029-30	TOTAL PROJECT COSTS
Public Schools:							
Debt Financing - Various Improvements to Schools							
Construction/Renovation	-	8,350,000	-	10,150,000	-	-	18,500,000
A&E Fees	-	868,400	-	1,055,600	-	-	1,924,000
Issuance Costs	-	300,000	-	300,000	-	-	600,000
Contingency Funds-Financed	-	696,600	-	789,400	-	-	1,486,000
Contingency Funds-Local	340,000	299,024	535,976	842,353	172,647	-	2,190,000
New Roof - South Elementary	1,910,522	-	-	-	-	-	1,910,522
Asbestos & Lead Paint Abatement - All Schools	100,000	-	-	-	-	-	100,000
Helena & Stories Creek Elem-Water Source Heat Pumps	300,000	150,000	150,000	-	-	-	600,000
SMS-Roof Top HVAC Units	100,000	-	-	-	-	-	100,000
Replace Water Fountains-All Schools	97,000	-	-	-	-	-	97,000
NMS, Woodland Elem, & PHS-Intercom	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
Abate and Replace Floor Tiles-PHS	-	200,000	-	-	-	-	200,000
Replace Floor Tiles-Stories Creek	-	-	85,000	-	-	-	85,000
Repaint Interior-SMS	-	-	200,000	-	-	-	200,000
Repaint Interior-NMS	-	-	-	200,000	-	-	200,000
Replace Carpet & Replace Tiles-SMS	-	-	-	120,000	-	-	120,000
Replace Insulation Gym-SMS	-	-	-	485,000	-	-	485,000
Replace Carpet & Replace Tiles-NMS	-	-	-	-	120,000	-	120,000
Replace Gym Windows-SMS	-	-	-	-	200,000	-	200,000
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
Total Public Schools Projects:	3,027,522	10,864,024	1,885,976	14,132,353	492,647	-	30,402,522
Total Project Costs:	28,724,070	13,834,488	9,901,506	17,879,969	4,086,888	5,574,323	80,001,244

**Person County
Capital Improvement Plan (CIP)
2026-30
Approved - Funding Schedule**

Sources of Revenue for Operating Impact Costs:	Current Year 2024-25	Budget Year 2025-26	Planning Year 2026-27	Planning Year 2027-28	Planning Year 2028-29	Planning Year 2029-30	TOTAL REVENUE SOURCES
General Fund Revenues	-	-	1,016,350	1,290,350	2,180,050	2,118,550	6,605,300
Person Industries/PCRC							
Shredder for MRF							
Tire Disposal Fee (from neighboring counties)	-	26,400	26,400	26,400	26,400	26,400	132,000
Mattress Fees	-	8,000	8,000	8,000	8,000	8,000	40,000
Total Sources of Revenue for Operating Impact Costs:	-	34,400	1,050,750	1,324,750	2,214,450	2,152,950	6,777,300

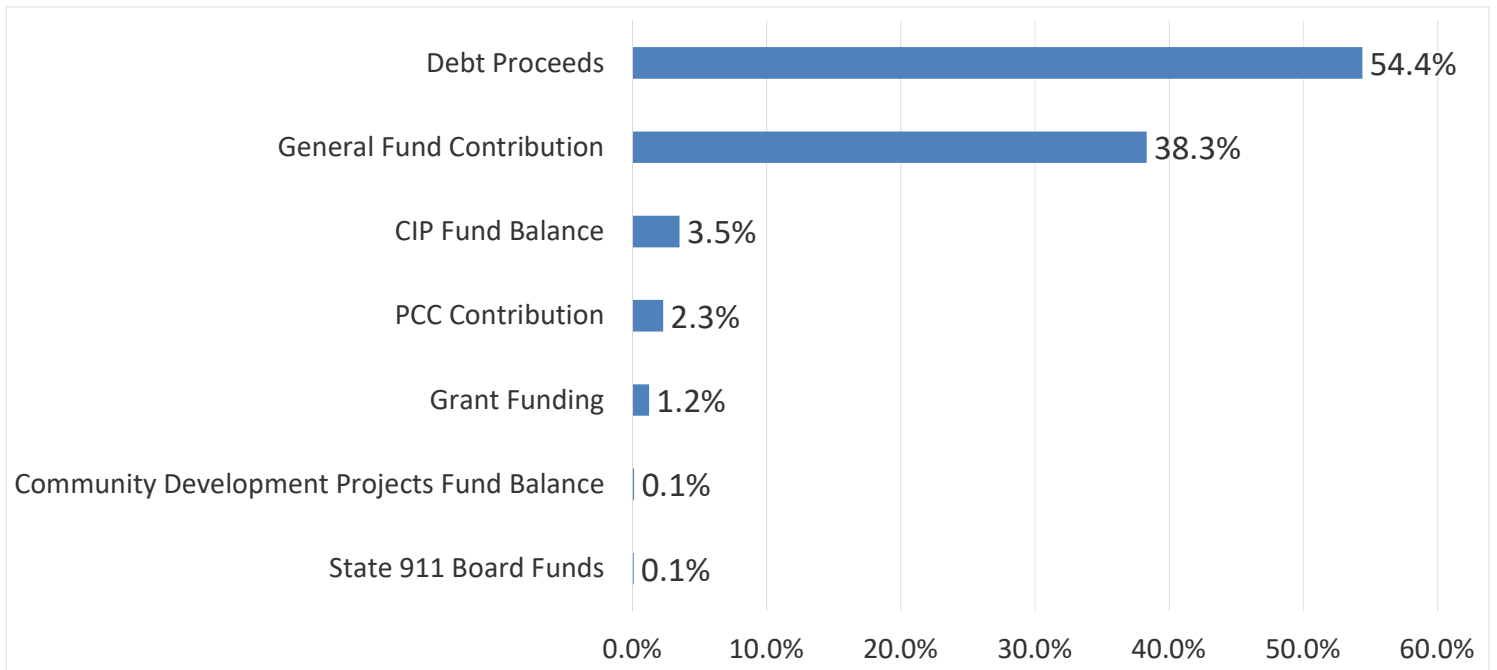
Operating Impact Costs:	Current Year 2024-25	Budget Year 2025-26	Planning Year 2026-27	Planning Year 2027-28	Planning Year 2028-29	Planning Year 2029-30	TOTAL PROJECT COSTS
<i>Emergency Services</i>							
Life Safety Education Simulator							
Trailer Maintenance	-	-	-	-	700	700	1,400
<i>Recreation, Arts & Parks</i>							
Public Splash Pad							
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
<i>Person Industries/PCRC</i>							
Revenue)	-	(34,400)	-	-	-	-	(34,400)
<i>Debt Service</i>							
Debt payments-FY26 LOB's issuance	-	-	1,025,750	1,000,000	974,250	943,500	3,943,500
Debt payments-FY28 LOB's issuance	-	-	-	299,750	1,214,500	1,183,750	2,698,000
Total Operating Impact Costs:	-	(34,400)	1,050,750	1,324,750	2,214,450	2,152,950	6,708,500

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).

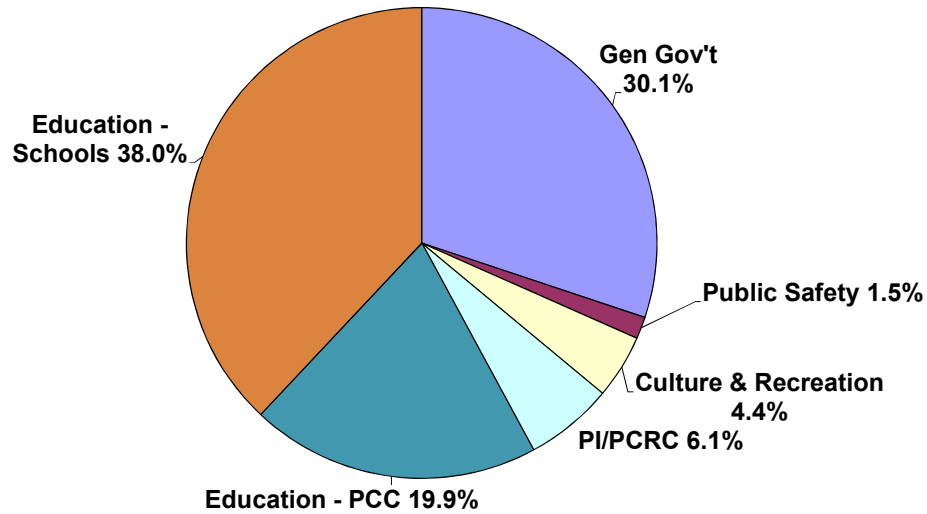
Person County Capital Improvement Plan
Approved - Revenue Sources
FY 2026 - 2030

Total % Revenue Sources								
Description	Current Year	2026	2027	2028	2029	2030	Totals	% of Total
State 911 Board Funds	81,000	-	-	-	-	-	81,000	0.1%
Community Development Projects Fund Balance	16,864	90,000	-	-	-	-	106,864	0.1%
Grant Funding	-	592,000	137,500	267,500	-	-	997,000	1.2%
PCC Contribution	1,835,000	-	-	-	-	-	1,835,000	2.3%
CIP Fund Balance	2,600,000	217,688	-	-	-	-	2,817,688	3.5%
General Fund Contribution	3,191,206	2,719,800	9,764,006	5,317,469	4,086,888	5,574,323	30,653,692	38.3%
Debt Proceeds	21,000,000	10,215,000	-	12,295,000	-	-	43,510,000	54.4%
Totals	28,724,070	13,834,488	9,901,506	17,879,969	4,086,888	5,574,323	80,001,244	100.0%



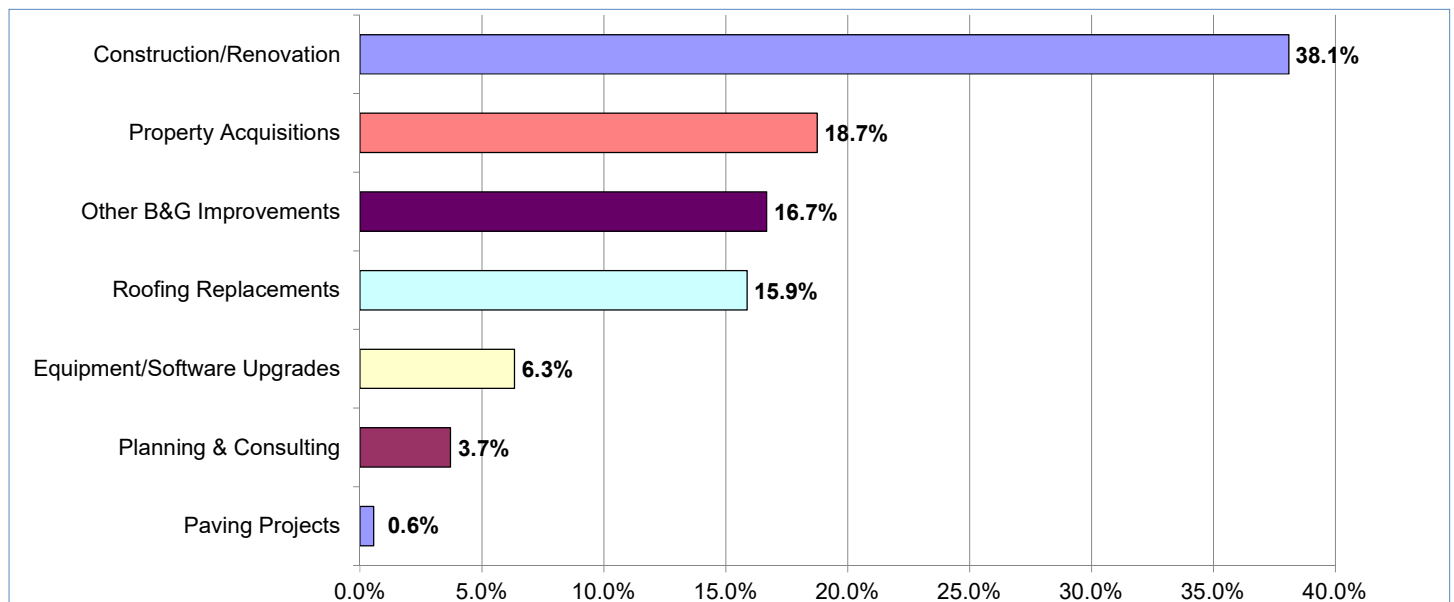
Person County Capital Improvement Plan
Approved - by Function
FY 2026 - 2030

Total % CIP Projects by Function								
Description	Current Year	2026	2027	2028	2029	2030	Totals	% of Total
General Government	12,721,710	590,000	4,874,926	1,491,789	1,189,241	3,229,323	24,096,989	30.1%
Public Safety	405,606	365,804	160,804	276,327	-	-	1,208,541	1.5%
Culture & Recreation	1,554,754	218,250	879,800	589,500	215,000	65,000	3,522,304	4.4%
Person Industries/PCRC	3,789,478	1,060,910	-	-	-	-	4,850,388	6.1%
Education - PCC	7,225,000	735,500	2,100,000	1,390,000	2,190,000	2,280,000	15,920,500	19.9%
Education - Schools	3,027,522	10,864,024	1,885,976	14,132,353	492,647	-	30,402,522	38.0%
Totals	28,724,070	13,834,488	9,901,506	17,879,969	4,086,888	5,574,323	80,001,244	100.0%



Person County Capital Improvement Plan
Approved - by Type
FY 2026 - 2030

Total % CIP Projects by Type								
Description	Current Year	2026	2027	2028	2029	2030	Totals	% of Total
Paving Projects	-	-	375,000	-	-	75,000	450,000	0.6%
Planning & Consulting	300,000	1,318,400	-	1,355,600	-	-	2,974,000	3.7%
Equipment/Software Upgrades	2,644,626	1,611,464	533,054	276,327	-	-	5,065,471	6.3%
Roofing Replacements	1,910,522	-	4,874,926	1,491,789	1,189,241	3,229,323	12,695,801	15.9%
Other B&G Improvements	3,032,890	1,276,000	2,382,550	1,979,500	2,405,000	2,270,000	13,345,940	16.7%
Property Acquisitions	15,000,000	-	-	-	-	-	15,000,000	18.7%
Construction/Renovation	5,836,032	9,628,624	1,735,976	12,776,753	492,647	-	30,470,032	38.1%
Totals	28,724,070	13,834,488	9,901,506	17,879,969	4,086,888	5,574,323	80,001,244	100.0%



Person County's Debt Service

Current Outstanding Debt

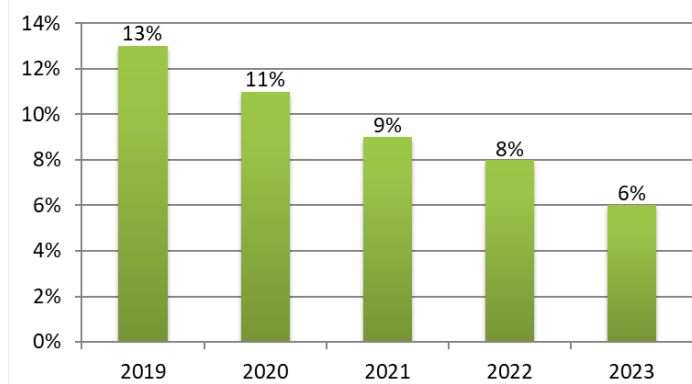
Project	Description	Term	Interest Rate %	Outstanding Balance	Last Pyt Fiscal Year
2012 SMS & portion of PHS Re-roofing (QSCB)	Re-roofing construction for Southern Middle School and a portion of Person High School; financed through a Qualified School Construction Bond (QSCB).	15 years	3.93%	552,867	2028
2015 PCRC & Various Re-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%	425,200	2029
2016 Roxplex & Various Re-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%	76,249	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%	1,176,808	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%	2,350,088	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%	17,033,125	2044
2024 Property Acquisitions, PI/MRF Merger, South Elementary School Re-Roofing	Acquisition of Human Services Building, Carolina Pride Building (PCC CHATT), renovation and upfits to the Recycling Center in preparation of merging facilities with Person Industries, and re-roofing construction of South Elementary School.	20 years	5%	28,011,850	2045
		TOTAL DEBT SERVICE OUTSTANDING		<u>\$49,626,187</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:

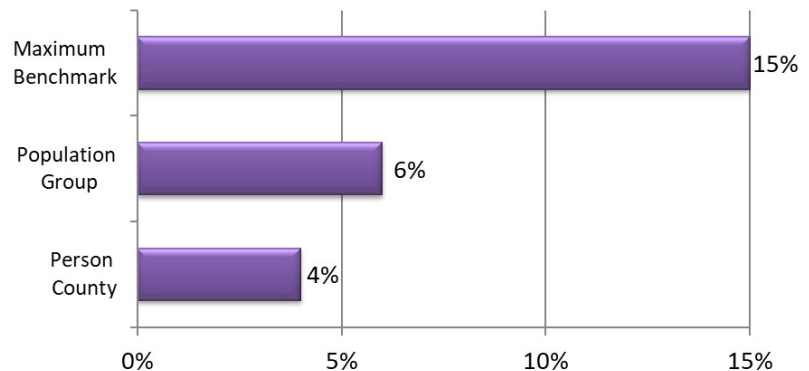
- **Debt to Assets Ratio**: Measures leverage, the extent to which total assets are financed with long-term debt. The debt-to-assets ratio is calculated as long-term debt divided by total assets. A high debt to assets ratio may indicate an over-reliance on debt for financing assets, and a low ratio may indicate a weak management of reserves. At FY 2023, the debt to assets ratio for Person County was 6% (rises to 13% in FY 2024), while the other 21 counties with similar populations reported an average of 19%. 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 8% in FY 2022 to 6% in FY 2023. This reduction is due to the yearly paydown of debt. The higher ratio of 13% in FY2019 was the result of issuing new debt for the Senior Center renovation and construction of Public Safety Communication Towers in FY 2018. A gradual change or level trend indicates to credit agencies a more strategic approach to the management of the County's assets. As of FY 2023, the data supported that the County was more than sufficiently leveraged to take on additional long-term debt. In November 2023, Person County issued debt for \$12.725M for Person High School improvements, which resulted in the debt to assets ratio to be reported at a higher rate at the end of fiscal year 2024 for 13%. New debt for approximately \$21M was also issued in August 2024 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. The issuance of this new debt should cause the debt-to-asset ratio to climb further at fiscal year-end 2025, 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
2019	13%
2020	11%
2021	9%
2022	8%
2023	6%



- **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 2023, Person County's debt service ratio reported at 4.2% (remains roughly flat at 4.1% in FY 2024), which is minimally under the population group's average ratio of 6% for FY 2023. 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 2023	Debt Service Ratio
Person County	4%
Population Group	6%
Maximum Benchmark	15%



Proposed Debt Service

There are two debt issuances in this 5-year CIP plan for FY 2026 and FY 2028. These represent the remaining two debt issuances that were part of a 3-tier financing package formerly approved by the Board of Commissioners on March 20, 2023. These were part of a three-tier financing that required a \$0.0025 cent tax increase adopted for FY24 in order to make principal and interest payments on Limited Obligation Bonds (LOBs) for all three tiers. The first tier was issued in November 2023 in the amount of \$12.725M for ADA and safety improvements at Person High School. The remaining two tiers will cover similar improvements at various public elementary schools. The Board of Commissioners also appropriated \$3M to Person County Schools in FY24 for Person High School stadium improvements, a special request that the Schools presented after the first tier of LOBs was issued. The Schools agreed to forfeit this \$3M from the balance of remaining LOBs to be issued for the next two tiers.

The detail for these two financing proposals are below:

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

The County is proposing to issue a Limited Obligation Bond (LOB) for \$10.215M in calendar year 2026 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 \$12.295M in calendar year 2028 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 \$49.6M at end of FY 2025 to \$83.9M over the next three years, a 69% 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. 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)	2024 HS/CHATT Acquisitions & School Roof Improvements (LOBs)	Total Current Debt Service
2026	227,302	110,500	76,249	179,951	470,200	1,172,500	1,851,750	4,088,452
2027	219,095	107,700	-	176,006	381,818	1,142,000	1,804,250	3,830,869
2028	106,470	104,900	-	172,060	370,411	1,111,500	1,756,750	3,622,091
2029	-	102,100	-	168,115	359,003	1,081,000	1,709,250	3,419,468
2030	-	-	-	164,169	347,596	1,050,500	1,661,750	3,224,015
2031	-	-	-	160,224	212,285	1,020,000	1,614,250	3,006,759
2032	-	-	-	156,284	106,143	989,500	1,566,750	2,818,676
2033	-	-	-	-	102,633	959,000	1,519,250	2,580,883
2034	-	-	-	-	-	928,500	1,471,750	2,400,250
2035	-	-	-	-	-	898,000	1,424,250	2,322,250
2036	-	-	-	-	-	867,500	1,371,875	2,239,375
2037	-	-	-	-	-	837,000	1,324,625	2,161,625
2038	-	-	-	-	-	801,625	1,277,375	2,079,000
2039	-	-	-	-	-	771,375	1,230,125	2,001,500
2040	-	-	-	-	-	741,125	1,182,875	1,924,000
2041	-	-	-	-	-	710,875	1,135,625	1,846,500
2042	-	-	-	-	-	680,625	1,088,375	1,769,000
2043	-	-	-	-	-	650,375	1,045,850	1,696,225
2044	-	-	-	-	-	620,125	1,008,050	1,628,175
2045	-	-	-	-	-	-	967,075	967,075
2046	-	-	-	-	-	-	-	-
Totals	\$ 552,867	\$ 425,200	\$ 76,249	\$ 1,176,809	\$ 2,350,088	\$ 17,033,125	\$ 28,011,850	\$ 49,626,187

Above chart displays Person County's current debt service schedule, which increases from \$24M to \$28M at FYE 2025.

The chart to the right includes anticipated debt for the second and third tiers of school improvements in FY26 and FY28. The total outstanding debt service increases by \$34.3M over the next three 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	FY26 Various School Improvements (LOBs)	FY28 Various School Improvements (LOBs)	Total Proposed Debt Service	Adjusted Year to Year Change with Proposed Debt Service
2026	4,088,452	-	-	4,088,452	1,714,344
2027	3,830,869	1,025,750	-	4,856,619	768,167
2028	3,622,091	1,000,000	299,750	4,921,841	65,222
2029	3,419,468	974,250	1,214,500	5,608,218	686,377
2030	3,224,015	943,500	1,183,750	5,351,265	(256,953)
2031	3,006,759	918,000	1,153,000	5,077,759	(273,506)
2032	2,818,676	892,500	1,122,250	4,833,426	(244,333)
2033	2,580,883	867,000	1,091,500	4,539,383	(294,044)
2034	2,400,250	841,500	1,060,750	4,302,500	(236,883)
2035	2,322,250	816,000	1,030,000	4,168,250	(134,250)
2036	2,239,375	790,500	999,250	4,029,125	(139,125)
2037	2,161,625	765,000	968,500	3,895,125	(134,000)
2038	2,079,000	739,500	937,750	3,756,250	(138,875)
2039	2,001,500	714,000	907,000	3,622,500	(133,750)
2040	1,924,000	688,500	876,250	3,488,750	(133,750)
2041	1,846,500	663,000	845,500	3,355,000	(133,750)
2042	1,769,000	637,500	814,750	3,221,250	(133,750)
2043	1,696,225	612,000	784,000	3,092,225	(129,025)
2044	1,628,175	586,500	753,250	2,967,925	(124,300)
2045	967,075	561,000	722,500	2,250,575	(717,350)
2046	-	535,500	691,750	1,227,250	(1,023,325)
2047	-	-	661,000	661,000	(566,250)
2048	-	-	625,250	625,250	(35,750)
2049	-	-	-	-	(625,250)
2050	-	-	-	-	-
Totals	\$ 49,626,187	\$ 15,571,500	\$ 18,742,250	\$ 83,939,937	\$ (2,374,108)

