

Person County Capital Improvement Plan FY 2027-2031

Adopted



Katherine Cathey, County Manager
Tracy Clayton, Chief Financial Officer

June 15, 2026

Person County, North Carolina

Capital Improvement Plan

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PERSON COUNTY

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June 15, 2026

Dear Person County Board of Commissioners,

I am pleased to present Person County's Fiscal Year (FY) 2027-2031 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 (FY26), the Board of Commissioners appropriated \$2,212,890 from the General Fund, \$217,688 from CIP fund balance, limited obligation bonds (LOBs) in the amount of \$10,215,000, and funding from other revenue sources to fund the CIP. American Rescue Plan Act (ARPA) funds were designated for a mattress and tire shredder for the recycling center in the amount of \$506,910.

FY27 CIP requests total \$20,053,160. Over the five-year plan, all requests total \$132,206,947. The needs are great, but with limited funding options, it is necessary to exclude and/or delay some projects. Proposed projects that were not included in the recommended CIP due to limited funding options and competing priorities are Piedmont Community College South Campus Renovations (\$10,000,000) and Main Campus Backfill (\$7,000,000) and new Emergency Services Facility (\$94,642,000).

The approved FY27 CIP funding amount is \$13,232,705. Like current year spending, next year's funding sources are diversified. The General Fund contribution is proposed at \$2,777,705, and the Community Development Projects Fund contributes \$65,000. The remaining \$204,000 of American Rescue Plan Act (ARPA) funding is allocated for one project. CIP fund balance will not be used. One project totaling \$62,000 is contingent upon receiving a grant. In FY27, the County will issue \$10,215,000 in limited obligation bonds (LOBs) to finance accessibility, safety and security improvements at five elementary schools. The debt issuance was originally planned for FY26 and has been delayed until FY27. Education projects account for \$10,252,522 or 73.1% of the FY27 Approved CIP.

County projects include plumbing upgrades at the Law Enforcement Center (\$444,950), car camera upgrades for the Sheriff's Office (\$148,104), a body scanner for the Detention Center (\$204,000), EMS ballistic protection (\$62,000 contingent upon receipt of grant funding), ADA accessible playground updates (\$65,000), and athletic field lighting upgrades (\$59,800). The FY27 CIP includes \$756,875 for IT systems projects, HVAC water pipe insulation, door locking security upgrades, and an elevator modernization for PCC and \$11,582,976 for various PCS projects, including accessibility, safety and security improvements and heat pump and HVAC 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, 2026 will be \$45.5M. The County, working in partnership with Person County Schools, is planning to issue new debt, totaling \$10,252,522 in FY27.

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 2027-2031 CIP.

Sincerely,

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

Katherine M. Cathey
County Manager

Person County, North Carolina Capital Improvement Plan



Objectives of a CIP:

- Establish a plan to organize long-term capital needs in a manner that promotes discussion of priority, feasibility, timing, potential costs, financing options, and future budget impacts.
- Limit projects included in the plan to those with a cost of \$50,000 or greater.
- Provide an overview of capital requests submitted by County departments, Piedmont Community College, and Person County Public Schools.
- Facilitate coordination and information sharing among the County, community college, and public schools regarding capital planning.

Steps in developing a CIP:

- Identify capital needs for all departments and applicable County-funded agencies.
- Evaluate and prioritize proposed projects in alignment with established criteria.
- Present recommendations to the Board of County Commissioners regarding project timing, priority, and potential 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?

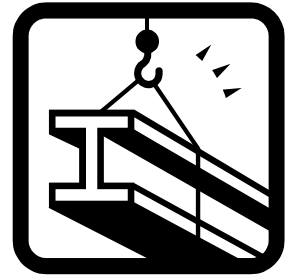
Operating Budget Impact

- 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:

- Human Resources Software-NeoGov (\$182,766)
- Virtual Infrastructure Upgrade (\$381,127)
- PCOB HVAC System Upgrade (\$998,889)
- Huck Sansbury ADA Accessible Playground (\$150,900)
- Replace HVAC System-Public Library (\$124,500)
- Body Cameras-Sheriff's Dept (\$60,205)
- Local Contingency 2024 LOBs (\$168,000)
- P&R-Athletic field light/poles (\$122,956)
- P&R-Outdoor Multi-purpose Courts (\$63,000)
- P&R-Playground and Park Improvements (\$104,546)

Piedmont Community College:

- General Education Building (\$298,572)
- Science Lab Renovations (\$600,000)
- Room Upfits B, C, G Buildings (\$157,500)

Public Schools

- Earl Bradsher Fire Alarm System (\$77,560)
- North Elementary Chiller Replacement (\$332,270)
- PHS Stadium Restroom Improvements (\$3,000,000)
- PHS-Repave Parking Lot (\$300,000)
- Helena/Stories Creek W/H Pumps (\$300,000)
- Helena-Replace Floor Tiles (\$70,000)
- NMS rooftop-HVAC (\$50,000)

Ongoing Projects

Person County Government:

New Roof-Inspection/Planning Building (\$315,361) – Construction is complete; awaiting warranty closeout prior to final payment. Closeout anticipated by April 2026.

Human Services Building Improvements (\$2,000,000) – Work to date includes HVAC repairs and roof leak mitigation. Roof replacement is anticipated for bidding in Summer 2026; additional funding may be required.

PCOB Replacement Windows (\$525,000) – Still in engineering phase. Plan to issue bid documents by end of April 2026.

Comprehensive Facility Study (\$150,000) – Not started yet. Anticipated action by Summer of 2026.

LEC HVAC System Upgrade (\$67,400) – In progress; completion expected June 2026

LEC Retrofit/upgrade plumbing (\$248,100) – This project is in progress. Anticipated completion of this phase by June 2026.

EMS Station North (\$85,000) – Memorandum of Agreement (MOA) has been drafted with Triple Springs VFD for building use. Concept plans developed; no expenditures 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.

Emergency Services Building Upgrades (\$54,400) – This project is in the planning stages with no anticipated date of completion.

ESI Rapid Response Units (\$402,010) – Order placed for ESI Rapid Response Units; delivery is pending. Project completion will occur upon receipt.

Emergency Services Building Bathroom (\$83,000) – This project is in the planning stages with no anticipated date of completion.

Convert Picnic Shelters to Cabins (\$70,000) – Project is pending completion following final electrical inspections scheduled this week, with anticipated completion in April 2026.

Railroad Trails Project (\$480,000) - Purchase is pending coordination with NCDOT and partners Anticipated completion by end of summer 2026.

Kirby Rebirth Project-Rooftop Event Space (\$48,396) – Requested the selected contractor to evaluate engineering options to address project challenges and support a feasible path forward.

Kirby ADA Accessible Restrooms (\$220,000)- In negotiation with the selected RFP contractor; bids exceeded budget, and scope adjustments are in progress to align with available funding.

Kirby ADA Accessible Elevator (\$350,000) - In negotiation with the selected RFP contractor; bids exceeded budget, and scope adjustments are in progress to align with available funding.

Kirby ADA Repairs/Updates (\$160,000) - Project is 80% complete with anticipated finish by the end of April 2026.

Mayo Park-Additional RV Sites (\$55,890) – Awaiting final electrical inspection. Project anticipated to be complete in April 2026.

ADA Accessible Playground Updates (\$130,000) – Project is 90% complete and anticipated to be complete before Summer 2026.

Pickleball Courts (\$90,000) - Quotes are being solicited. Start date is unknown.

Piedmont Community College:

BDEC Entry (\$60,000) – In progress; completion expected May 2026.

Exterior Improvements (\$150,000) – Completion expected May 2026

IT Systems (\$342,750) – **25% complete**; completion expected April 2026.

HVAC Pipe Insulation (\$267,750) – Not started; completion expected September 2026.

Door Lock Security Upgrade (\$200,000) – Completion expected May 2026.

Chiller Room Upgrades (\$900,000) – In bid phase; completion expected July 2026.

HVAC Roof Waterline Repairs (\$90,000) – Not started; completion expected September 2026.

Public Schools:

2023 LOBs-Local Contingency (\$1,379,024) – Ongoing support for PHS Improvements Project; funded with bond proceeds. Final local funding needs remain undetermined.

Asbestos and Lead Abatement (\$100,000) – Project to address lead in water, asbestos and lead-based paint inspections. The project is 85% complete.

SMS-Rooftop HVAC Units (\$100,000)- Project is in the final stages of completion.

All Schools-Replace Water Fountains (\$97,000) – Water fountain replacement project at all schools is in progress and nearing completion. Work started in Spring 2025 and is anticipated to finish in Summer 2025

NMS, Woodland & PHS- Intercoms (\$60,000) - Project is in the final stages of completion.

Schools-Abate and Replace Flooring (\$200,000) - Project to be completed during Summer 2026 when students are out of school.

Person County
Capital Improvement Plan
FY 2027-2031
Approved Projects

YEAR	DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION AND JUSTIFICATION
2027	General Services	Plumbing Upgrade at LEC	444,950	Replacing the piping/controls will significantly reduce the repair costs and downtime/complaints associated with those failures.
2027	Sheriff	Motorola in Car Camera Upgrade	148,104	In-car camera systems are essential for modern law enforcement, improving safety, transparency, evidence collection, and efficiency.
2027	Sheriff	Detention Body Scanner	204,000	Implementing a body scanner is a critical safety and security enhancement for detention operations and a widely recognized best practice in modern correctional facilities.
2027	Emergency Services	EMG Services Ballistic Protection	62,000	Emergency services personnel routinely respond to situations where their safety may be compromised by on-scene violence. Without ballistic protection, patient care is delayed until law enforcement arrives, secures the scene, and declares it safe.
2027	Recreation, Arts & Parks	ADA Accessible Playground Updates	65,000	continuation from FY26 CIP project
2027	Recreation, Arts & Parks	Athletic Field Light/Pole Upgrades	59,800	continuation from FY26 CIP project
2027	PCC	IT Systems	186,125	continuation from FY26 CIP project
2027	PCC	HVAC Water Pipe Insulation	267,750	continuation from FY26 CIP project
2027	PCC	Door Locking Security Upgrade	150,000	continuation from FY26 CIP project
2027	PCC	Elevator Modernization in Library Commons	153,000	The 20+ year-old Library Commons elevator has had frequent mechanical issues and extended outages over the past four years. Parts are difficult to obtain, and the elevator is essential for ADA accessibility on campus.
2027	Public Schools	Debt Financing - Various Improvements to Schools	10,215,000	Debt-financed project for school improvements under the second tranche approved in March 2023. Estimated costs include \$8.35M construction/renovation, \$868K engineering and planning, \$300K issuance, and \$697K contingency.
2027	Public Schools	Contingency Funds - Local	535,976	Contingency funds from local County funding to use, as needed, for the School Improvements Project (2023 LOBs).
2027	Public Schools	Helena & Stories Creek Elementary Schools - Water Source Heat Pumps	412,000	continuation from FY26 CIP project
2027	Public Schools	Replace Jace & Controllers (all schools)	200,000	Start a rotation at each site to replace control wiring, controllers, and add bacnet to all HVAC Units. Units controllers are out of date. Parts are obsolete and controllers can't be programmed.
2027	Public Schools	PHS HVAC Installation	70,000	To install and put online 12 units that were purchased with ESSER Funds.
2027	Public Schools	SMS Band HVAC Unit	150,000	The current unit is 30+ years old and parts obsolete. The unit is not repairable.
2028	General Services	New Roof- PC Senior Center	674,889	As recommended in the Roofing Study.
2028	General Services	New Roof- Mayo Parks Buildings	169,379	As recommended in the Roofing Study.
2028	General Services	New Roof - Emergency Communication (911)	145,293	As recommended in the Roofing Study.
2028	Emergency Services	ESI Rapid Response Units (RRU)	120,000	Continuation of FY26 CIP
2028	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.
2028	Recreation, Arts & Parks	ADA Accessible Playground Updates	65,000	Continuation of FY26 CIP
2028	Recreation, Arts & Parks	Athletic Field Light/Pole Upgrades	49,500	Continuation of FY26 CIP
2028	Recreation, Arts & Parks	Public Splash Pad	275,000	Person County has no public aquatic facilities. A splash pad, identified as a priority for over 20 years will provide safe, accessible, and equitable recreation for all ages. Recommend funding through grant and donated funds.
2028	Recreation, Arts & Parks	Acquisition of property adjacent to Centennial Park	325,000	Acquisition of property adjacent to Centennial Park, Flat River, railroad corridor, and 501 Highway north would create a trailhead access with immense economic development impact opportunities for Person County.
2028	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.

Person County
Capital Improvement Plan
FY 2027-2031
Approved Projects

YEAR	DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION AND JUSTIFICATION
2028	Recreation, Arts & Parks	Gym Painting & Renovations	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.
2028	PCC	IT Systems	186,125	Continuation of FY26 CIP
2028	PCC	Door Locking Security Upgrade	150,000	Continuation of FY26 CIP
2028	PCC	Building A-Parking ADA Ramp and Handicap	300,000	Building-A circle is the primary parking area designated for visitors and guests of the college. This expansion will allow for ADA compliant handicap spaces and ADA compliant access to Building-A that currently does not exist.
2028	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.
2028	Public Schools	Replace Windows- South Elem	854,438	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.
2028	Public Schools	PHS-Replace Windows	300,000	Person High School's 1960s-era windows are single-pane, inefficient, and a safety risk. Replacement will improve security and reduce energy costs.
2028	Public Schools	New Roof-Leaning Academy	304,306	As recommended in the Roofing Study.
2028	Public Schools	Replace Jace & Controllers (all schools)	200,000	Continuation from FY27 CIP project
2028	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.
2028	Public Schools	SMS Band HVAC Unit	150,000	Continuation from FY27 CIP project
2028	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.
2028	Public Schools	Elementary Playground Replacement(all)	150,000	Start a rotation to replace playgrounds. Parts are becoming obsolete and older playground equipment can pose a hazard if not able to repair.
2028	Public Schools	PHS Replace Olds HVAC Units	400,000	Continue to replace units not included in the ESSER Projects. The units are 30+ years old. Project will be done in house. Request for parts and materials only.
2028	Public Schools	PHS Air handler Units	750,000	Install remaining air handler units that were not included in the ESSER Projects. Current units are 30+ years old.
2028	Public Schools	Upgrade Fire Alarm System @ Helena	200,000	Original system needs an upgrade.
2028	Public Schools	Remove & Replace Insulation Gym @ Southern Middle School	485,000	Insulation is deteriorating rapidly and is no longer viable. Current insulation is falling and is a safety hazard for staff and students.
2028	Public Schools	Earl Bradsher Parking Lot	85,000	Pavement is in disrepair and needs to be repaved.
2028	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- PC Senior Center	124,046	As recommended in the Roofing Study.
2029	General Services	New Roof-Law Enforcement Center	1,190,687	As recommended in the Roofing Study.
2029	General Services	New Roof - Museum Complex	303,143	As recommended in the Roofing Study.
2029	General Services	New Roof - Mayo Park Enviro Center	176,455	As recommended in the Roofing Study.
2029	General Services	New Roof - Courthouse	167,092	As recommended in the Roofing Study.
2029	Emergency Services	ESI Rapid Response Units (RRU)	120,000	Continuation of FY26 CIP
2029	Recreation, Arts & Parks	ADA Accessible Playground Updates	65,000	Continuation of FY26 CIP
2029	Recreation, Arts & Parks	Athletic Field Light/Pole Upgrades	100,000	Continuation of FY26 CIP
2029	Recreation, Arts & Parks	Tennis Court Replacement- Huck Sansbury	240,000	Huck Sansbury's tennis courts have been deemed unsafe and unrepairable. Repeated resurfacing has resulted in recurring cracks and liability concerns. Contractors advise against further patching and recommend a geotechnical evaluation.

Person County
Capital Improvement Plan
FY 2027-2031
Approved Projects

YEAR	DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION AND JUSTIFICATION
2029	Recreation, Arts & Parks	HVAC Installation-Helena Gym	176,000	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.
2029	Recreation, Arts & Parks	HVAC Installation-Olive Hill Gym	176,000	There is a need for climate-controlled rental and program space within the community. This project will provide the community space needed by making these facilities climate-controlled and usable year-round.
2029	Recreation, Arts & Parks	Bike Lane & Walking Track Asphalt Repair	115,000	There is no safe place for kids to ride their bike, skate, skateboards, or use a wheelchair in Person County
2029	Recreation, Arts & Parks	Gym Painting & Renovations	50,000	Continuation of FY28 CIP
2029	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.
2029	PCC	Mechanical, Electrical, Plumbing (MEP) Replacement	240,000	Continuation of FY28 CIP
2029	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.
2029	Public Schools	Contingency Funds - Local	842,353	Setting aside contingency funds from local County funding to use as needed for the School Improvements Project.
2029	Public Schools	New Roof - Person High School	205,315	As recommended in the Roofing Study.
2029	Public Schools	New Roof - School Bus Garage	226,478	As recommended in the Roofing Study.
2029	Public Schools	Replace Jace & Controllers (all schools)	200,000	Continuation from FY27 CIP project
2029	Public Schools	Elementary Playground Replacement(all)	150,000	Continuation of FY28 CIP project
2029	Public Schools	Replace Carpet -NMS	120,000	Remove carpet 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.
2029	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-Public Library Façade	123,070	As recommended in the Roofing Study.
2030	General Services	New Roof - Public Library	654,172	As recommended in the Roofing Study.
2030	General Services	New Roof - Airport Pumphouse	39,710	As recommended in the Roofing Study.
2030	Emergency Services	ESI Rapid Response Units (RRU)	92,000	Continuation of FY26 CIP
2030	Recreation, Arts & Parks	ADA Accessible Playground Updates	65,000	Continuation of FY26 CIP
2030	Recreation, Arts & Parks	Gym Renovations & Painting	50,000	Continuation of FY28 CIP
2030	PCC	Parking Lot-Repair, Seal and Stripe	75,000	Continuation of FY29 CIP
2030	PCC	Mechanical, Electrical, Plumbing (MEP) Replacement	190,000	Continuation of FY28 CIP
2030	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.
2030	Public Schools	Contingency Funds - Local	172,647	Setting aside contingency funds from local County funding to use as needed for the School Improvements Project.
2030	Public Schools	New Roof- Woodland Elementary	1,217,295	As recommended in the Roofing Study.
2030	Public Schools	New Roof- Northern Middle School	457,023	As recommended in the Roofing Study.
2030	Public Schools	Remove & Replace Floor Tiles	140,000	Tile has become worn and loose in some areas in the hallways and cafeteria. This creates a possible tripping hazard for staff and students. In addition, the age of the tile makes it difficult to clean and maintain. Cost has increased.
2030	Public Schools	Repaint Interior SMS	200,000	Paint is chipping, stained and wear on the walls, has caused damage that requires paint to be refreshed.
2030	Public Schools	Elementary Playground Replacement(all)	150,000	Continuation of FY28 CIP

Person County
Capital Improvement Plan
FY 2027-2031
Approved Projects

YEAR	DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION AND JUSTIFICATION
2030	Public Schools	SMS Replace Carpet	120,000	Carpet in the hallways and entryway is 15 years old, worn, stained and needs to be replaced. Ends and edges have become frayed and a potential tripping hazard. Replace current carpet with VCT Tile.
2030	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.
2031	Recreation, Arts & Parks	ADA Accessible Playground Updates	65,000	Continuation of FY26 CIP
2031	PCC	Mechanical, Electrical, Plumbing (MEP) Replacement	205,000	Continuation of FY28 CIP
2031	PCS	New Roof- Stories Creek Elemen.	1,807,417	As recommended in the Roofing Study.
2031	PCS	Replace Intercom System NMS	100,000	Continued project to update obsolete intercom systems. Cost has increased.

**Person County
Capital Improvement Plan
FY 2027-2031
Projects Not Approved**

DEPT	PROJECT TITLE	TOTAL COST	PROJECT DESCRIPTION
PCC	South Campus	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.
PCC	Main Campus-Backfill	7,000,000	The facilities vacated on the main campus due to the CHATT project which includes: Advanced Manufacturing, Healthcare and Workforce Education programs.
Emergency Services	New Emergency Services Building	94,642,000	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)
2027-31
Approved - Funding Schedule**

Sources of Revenue:	Current Year 2025-26	Budget Year 2026-27	Planning Year 2027-28	Planning Year 2028-29	Planning Year 2029-30	Planning Year 2030-31	TOTAL REVENUE SOURCES
Revenues:							
General Fund Contribution	2,152,890	2,777,705	7,174,855	5,262,569	4,395,917	2,177,417	23,941,353
General Fund Contribution (ARPA Funds)	506,910	204,000	-	-	-	-	710,910
CIP Fund Balance	217,688	-	-	-	-	-	217,688
EMS Ballistic Grant Funding	62,000	62,000	-	-	-	-	124,000
SRT BWC Micro Grant (Body Cameras)	30,000	-	-	-	-	-	30,000
Community Development Projects Fund Balance	90,000	65,000	-	-	-	-	155,000
PARTF Grant (Public Splash Pad)	-	-	137,500	-	-	-	137,500
Donations (Public Splash Pad)	-	-	137,500	-	-	-	137,500
State grant funds (PCRC Mattress/Tire Shredder)	500,000	-	-	-	-	-	500,000
Debt Issuance (LOB's School Improvements)	-	10,215,000	-	12,295,000	-	-	22,510,000
Total Sources of Revenue:	3,559,488	13,323,705	7,449,855	17,557,569	4,395,917	2,177,417	48,463,951
Project Costs for County:	Current Year 2025-26	Budget Year 2026-27	Planning Year 2027-28	Planning Year 2028-29	Planning Year 2029-30	Planning Year 2030-31	TOTAL PROJECT COSTS
General Services:							
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
Plumbing upgrades - LEC	-	444,950	-	-	-	-	444,950
New Roof - Person County Senior Center	-	-	674,889	124,046	-	-	798,935
New Roof - Mayo Park Buildings	-	-	169,379	-	-	-	169,379
New Roof - Emg Comm (911)	-	-	145,293	-	-	-	145,293
New Roof - Law Enforcement Center	-	-	-	1,190,687	-	-	1,190,687
New Roof - Museum Complex	-	-	-	303,143	-	-	303,143
New Roof - Mayo Park Enviro Center	-	-	-	176,455	-	-	176,455
New Roof - Courthouse	-	-	-	167,092	-	-	167,092
New Roof - Public Library	-	-	-	-	654,172	-	654,172
New Roof - Public Library Façade	-	-	-	-	123,070	-	123,070
New Roof - Airport Pumphouse	-	-	-	-	39,710	-	39,710
Sheriff:							
Motorola in Car Camera Upgrade	-	148,104	-	-	-	-	148,104
Detention Center Body Scanner	-	204,000	-	-	-	-	204,000
Emergency Services:							
ESI Rapid Response Units (RRU)	160,804	-	120,000	120,000	92,000	-	492,804
Emg Services Ballistic Protection	62,000	62,000	-	-	-	-	124,000
Emg Services Building Bathroom Renovations	83,000	-	-	-	-	-	83,000
Life Safety Education Simulator	-	-	195,925	-	-	-	195,925
Recreation, Arts & Parks:							
Pickleball Courts	90,000	-	-	-	-	-	90,000
ADA Accessible Playground Updates	65,000	65,000	65,000	65,000	65,000	65,000	390,000
Athletic Field Light/Pole Upgrades	63,250	59,800	49,500	100,000	-	-	272,550
Public Splash Pad	-	-	275,000	-	-	-	275,000
Acquisition of property adjacent to Centennial Park	-	-	325,000	-	-	-	325,000
Multi-purpose Sport Fields	-	-	100,000	-	-	-	100,000
Gyms-Renovations & Painting	-	-	60,000	50,000	50,000	-	160,000

**Person County
Capital Improvement Plan (CIP)
2027-31
Approved - Funding Schedule**

Tennis Court Replacement - Huck Sansbury	-	-	-	240,000	-	-	240,000
HVAC Installation-Helena Gym	-	-	-	176,000	-	-	176,000
HVAC Installation-Olive Hill Gym	-	-	-	176,000	-	-	176,000
Bike Lane & Walking Track Asphalt Repair	-	-	-	115,000	-	-	115,000
Person Industries/PCRC							
Shredder for MRF	1,060,910	-	-	-	-	-	1,060,910
Total County Projects:	2,174,964	983,854	2,179,986	3,003,423	1,023,952	65,000	9,431,179
Project Costs for PCC:	Current Year 2025-26	Budget Year 2026-27	Planning Year 2027-28	Planning Year 2028-29	Planning Year 2029-30	Planning Year 2030-31	TOTAL PROJECT COSTS
Piedmont Community College (PCC):							
IT Systems	267,750	186,125	186,125	-	-	-	640,000
HVAC Water Pipe Insulation	267,750	267,750	-	-	-	-	535,500
Door Locking Security Upgrade	200,000	150,000	150,000	-	-	-	500,000
Elevator Modernization in Library Commons	-	153,000	-	-	-	-	153,000
Building-A Parking ADA Ramp and Handicap	-	-	300,000	-	-	-	300,000
Mechanical, Electrical, Plumbing (MEP) Replacement	-	-	245,000	240,000	190,000	205,000	880,000
Parking Lot-Repair, Seal and Stripe	-	-	-	75,000	75,000	-	150,000
One-Stop Shop	-	-	-	-	450,000	-	450,000
Total PCC Projects:	735,500	756,875	881,125	315,000	715,000	205,000	3,608,500
Project Costs for Public Schools:	Current Year 2025-26	Budget Year 2026-27	Planning Year 2027-28	Planning Year 2028-29	Planning Year 2029-30	Planning Year 2030-31	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	299,024	535,976	-	842,353	172,647	-	1,850,000
South Elem-Replace Windows	-	-	854,438	-	-	-	854,438
PHS-Replace Windows	-	-	300,000	-	-	-	300,000
New Roof - Learning Academy	-	-	304,306	-	-	-	304,306
New Roof - School Bus Garage	-	-	-	226,478	-	-	226,478
New Roof - Person High School	-	-	-	205,315	-	-	205,315
New Roof - Woodland Elementary	-	-	-	-	1,217,295	-	1,217,295
New Roof - Northern Middle School	-	-	-	-	457,023	-	457,023
New Roof - Stories Creek Elemen.	-	-	-	-	-	1,807,417	1,807,417
Helena & Stories Creek Elem-Water Source Heat Pumps	150,000	412,000	-	-	-	-	562,000
Replace Jace and Controllers (all schools-on rotation)	-	200,000	200,000	200,000	-	-	600,000
SMS Band HVAC Unit	-	150,000	150,000	-	-	-	300,000
PHS HVAC Installation	-	70,000	-	-	-	-	70,000
PHS Airhandler Units	-	-	750,000	-	-	-	750,000
SMS Gym-Remove and Replace Insulation	-	-	485,000	-	-	-	485,000
PHS Replace Old HVAC Units	-	-	400,000	-	-	-	400,000
South Elem-Replace Exterior Doors	-	-	250,000	-	-	-	250,000
Helena-Upgrade Fire Alarm System	-	-	200,000	-	-	-	200,000

**Person County
Capital Improvement Plan (CIP)
2027-31
Approved - Funding Schedule**

Elementary Playground Replacements (ALL)	-	-	150,000	150,000	150,000	-	450,000
PHS/CCA-Install Electronic Door Locks	-	-	150,000	-	-	-	150,000
Replace Bleachers PHS Aux Gym	-	-	110,000	-	-	-	110,000
Earl Bradsher Parking Lot Paving	-	-	85,000	-	-	-	85,000
Replace Windows in Gym at Southern Middle School	-	-	-	200,000	-	-	200,000
NMS Replace Carpet	-	-	-	120,000	-	-	120,000
SMS-Repaint Interior	-	-	-	-	200,000	-	200,000
NMS-Repaint Interior	-	-	-	-	200,000	-	200,000
Stories Creek-Remove and Replace Floor Tiles	-	-	-	-	140,000	-	140,000
SMS-Replace Carpet	-	-	-	-	120,000	-	120,000
NMS-Replace Intercom Systems	-	-	-	-	-	100,000	100,000
PHS-Abate and Replace Floor Tiles	200,000	-	-	-	-	-	200,000
Total Public Schools Projects:	649,024	11,582,976	4,388,744	14,239,146	2,656,965	1,907,417	35,424,272

Total Project Costs:	3,559,488	13,323,705	7,449,855	17,557,569	4,395,917	2,177,417	48,463,951
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Sources of Revenue for Operating Impact Costs:	Current Year 2025-26	Budget Year 2026-27	Planning Year 2027-28	Planning Year 2028-29	Planning Year 2029-30	Planning Year 2030-31	TOTAL REVENUE SOURCES
General Fund Revenues	-	249,000	1,038,000	1,312,000	2,201,000	2,139,500	6,939,500
Tire Disposal Fee (from neighboring counties)	26,400	-	-	-	-	-	26,400
Mattress Fees	8,000	-	-	-	-	-	8,000
Total Sources of Revenue for Operating Impact Costs:	34,400	249,000	1,038,000	1,312,000	2,201,000	2,139,500	6,973,900

Operating Impact Costs:	Current Year 2025-26	Budget Year 2026-27	Planning Year 2027-28	Planning Year 2028-29	Planning Year 2029-30	Planning Year 2030-31	TOTAL PROJECT COSTS
Recreation, Arts & Parks							
Public Splash Pad							
Maintenance costs and Chemicals	-	-	10,000	10,000	10,000	10,000	40,000
Staffing (but not required)	-	-	15,000	15,000	15,000	15,000	60,000
Person Industries/PCRC							
Shredder for MRF (Fee Revenue)	(34,400)	-	-	-	-	-	(34,400)
Debt Service							
Debt payments-FY27 LOB's issuance	-	249,000	1,013,000	987,250	961,500	930,750	4,141,500
Debt payments-FY29 LOB's issuance	-	-	-	299,750	1,214,500	1,183,750	2,698,000
Total Operating Impact Costs:	(34,400)	249,000	1,038,000	1,312,000	2,201,000	2,139,500	6,905,100

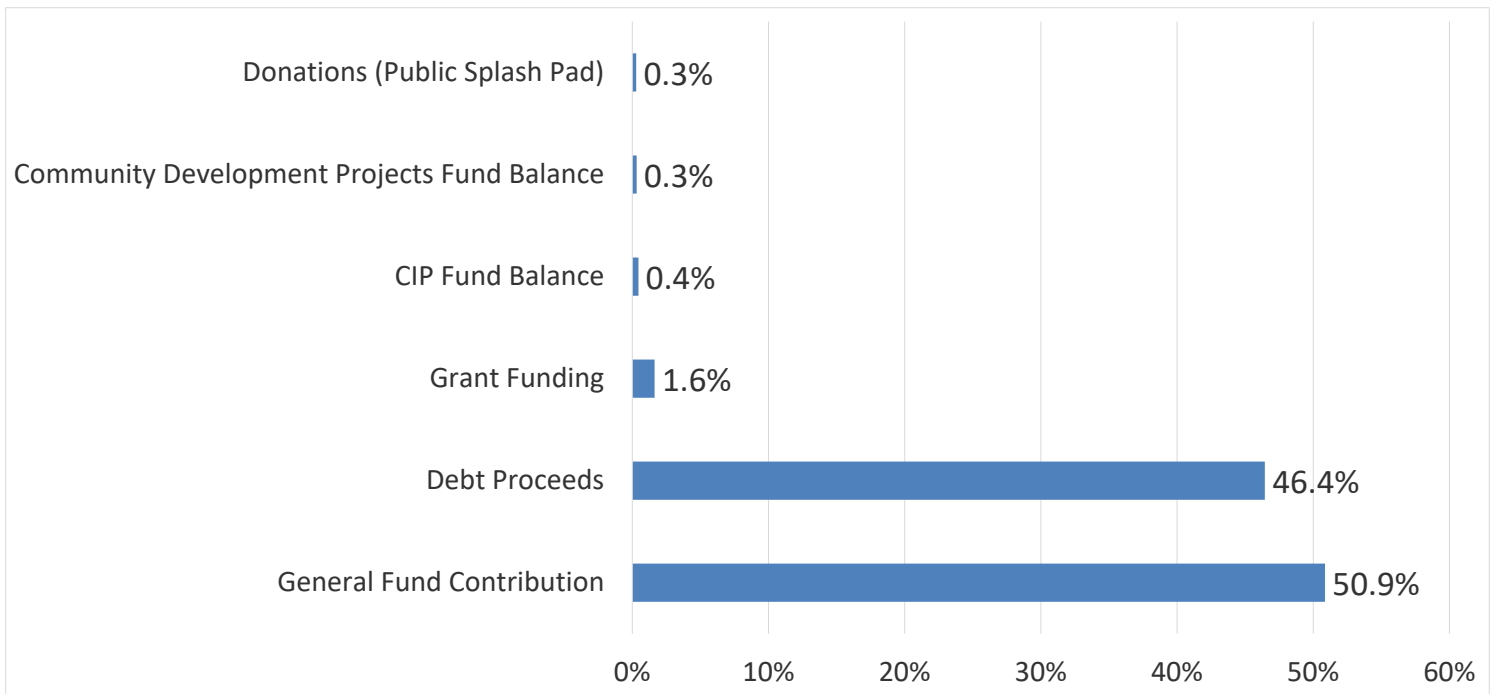
Note 1: Yellow highlighted estimates include the revenues and expenditures associated with proposed debt issuances.

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

Note 3: Pink highlighted estimates include the revenues and expenditures associated with grant and donations

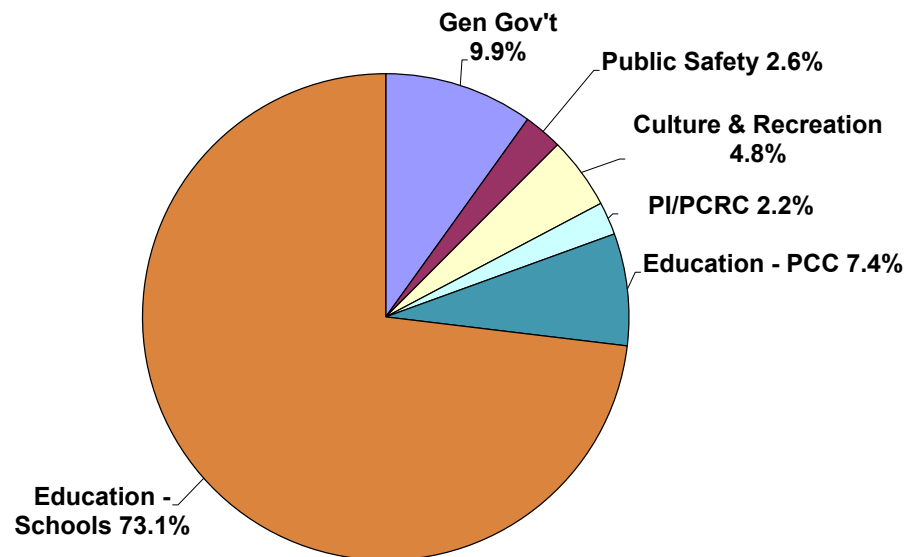
Person County Capital Improvement Plan
Approved - Revenue Sources
FY 2027 - 2031

Total % Revenue Sources								
Description	Current Year	2027	2028	2029	2030	2031	Totals	% of Total
General Fund Contribution	2,659,800	2,981,705	7,174,855	5,262,569	4,395,917	2,177,417	24,652,263	50.9%
Debt Proceeds	-	10,215,000	-	12,295,000	-	-	22,510,000	46.4%
Grant Funding	592,000	62,000	137,500	-	-	-	791,500	1.6%
CIP Fund Balance	217,688	-	-	-	-	-	217,688	0.4%
Community Development Projects Fund Balance	90,000	65,000	-	-	-	-	155,000	0.3%
Donations (Public Splash Pad)	-	-	137,500	-	-	-	137,500	0.3%
Totals	3,559,488	13,323,705	7,449,855	17,557,569	4,395,917	2,177,417	48,463,951	100.0%



Person County Capital Improvement Plan
Approved - by Function
FY 2027 - 2031

Total % CIP Projects by Function								
Description	Current Year	2027	2028	2029	2030	2031	Totals	% of Total
General Government	590,000	444,950	989,561	1,961,423	816,952	-	4,802,886	9.9%
Public Safety	305,804	414,104	315,925	120,000	92,000	-	1,247,833	2.6%
Culture & Recreation	218,250	124,800	874,500	922,000	115,000	65,000	2,319,550	4.8%
Person Industries/PCRC	1,060,910	-	-	-	-	-	1,060,910	2.2%
Education - PCC	735,500	756,875	881,125	315,000	715,000	205,000	3,608,500	7.4%
Education - Schools	649,024	11,582,976	4,388,744	14,239,146	2,656,965	1,907,417	35,424,272	73.1%
Totals	3,559,488	13,323,705	7,449,855	17,557,569	4,395,917	2,177,417	48,463,951	100.0%

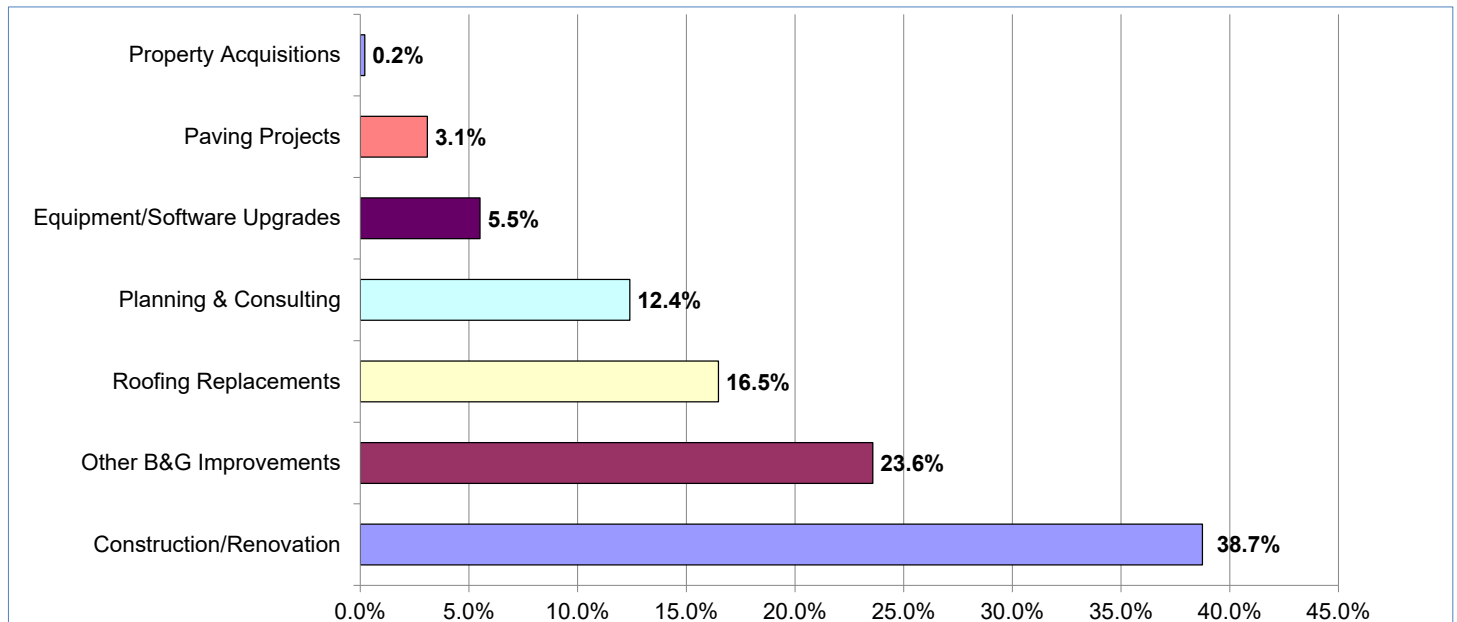


Person County Capital Improvement Plan

Approved - by Type

FY 2027 - 2031

Total % CIP Projects by Type								
Description	Current Year	2027	2028	2029	2030	2031	Totals	% of Total
Construction/Renovation	-	8,350,000	275,000	10,150,000	-	-	18,775,000	38.7%
Other B&G Improvements	1,559,000	1,972,500	4,929,863	1,491,000	1,310,000	165,000	11,427,363	23.6%
Roofing Replacements	-	-	1,293,867	2,393,216	2,491,270	1,807,417	7,985,770	16.5%
Planning & Consulting	449,024	2,400,976	-	2,987,353	172,647	-	6,010,000	12.4%
Equipment/Software Upgrades	1,551,464	600,229	306,125	120,000	92,000	-	2,669,818	5.5%
Paving Projects	-	-	545,000	416,000	330,000	205,000	1,496,000	3.1%
Property Acquisitions	-	-	100,000	-	-	-	100,000	0.2%
Totals	3,559,488	13,323,705	7,449,855	17,557,569	4,395,917	2,177,417	48,463,951	100.0%



Future Debt Service

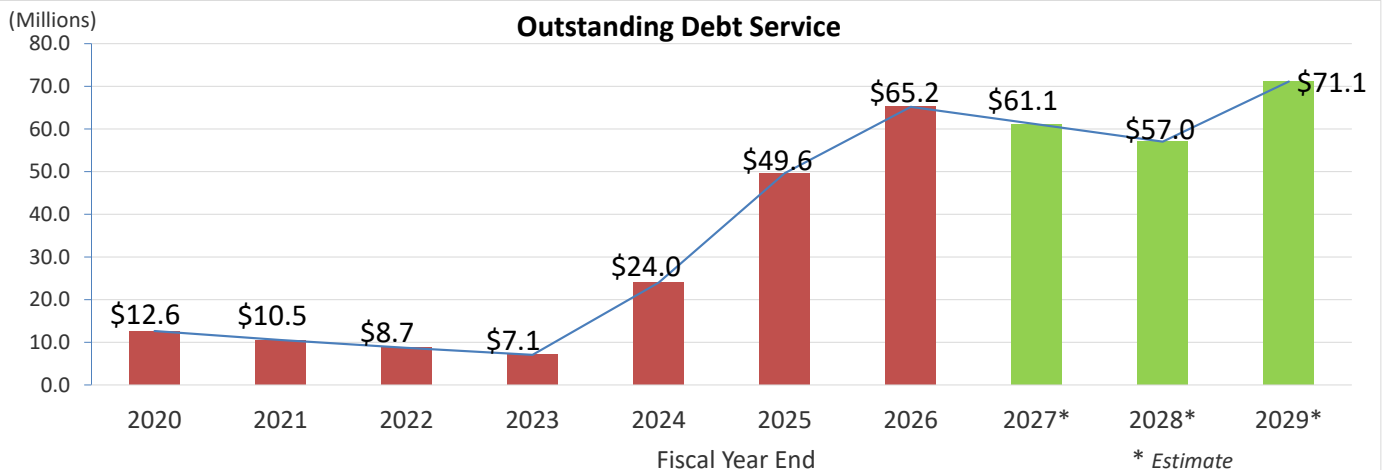
Fiscal Year Ending June 30	2012 School Roofing Projects for SMS & PHS (QSCB)	2015 PCRC & Various Roofing Projects	2017 Senior Center & Various Roofing Projects	2018 Towers & Other Building Improvements Project	2023 PHS Improvements Project (LOBs)	2024 HS/CHATT Acquisitions & School Roof Improvements (LOBs)	Total Current Debt Service	Year to Year Change in Current Debt Service
2027	219,095	107,700	176,006	381,818	1,142,000	1,804,250	3,830,869	(257,583)
2028	106,470	104,900	172,060	370,411	1,111,500	1,756,750	3,622,091	(208,778)
2029	-	102,100	168,115	359,003	1,081,000	1,709,250	3,419,468	(202,623)
2030	-	-	164,169	347,596	1,050,500	1,661,750	3,224,015	(195,453)
2031	-	-	160,224	212,285	1,020,000	1,614,250	3,006,759	(217,256)
2032	-	-	156,284	106,143	989,500	1,566,750	2,818,676	(188,083)
2033	-	-	-	102,633	959,000	1,519,250	2,580,883	(237,794)
2034	-	-	-	-	928,500	1,471,750	2,400,250	(180,633)
2035	-	-	-	-	898,000	1,424,250	2,322,250	(78,000)
2036	-	-	-	-	867,500	1,371,875	2,239,375	(82,875)
2037	-	-	-	-	837,000	1,324,625	2,161,625	(77,750)
2038	-	-	-	-	801,625	1,277,375	2,079,000	(82,625)
2039	-	-	-	-	771,375	1,230,125	2,001,500	(77,500)
2040	-	-	-	-	741,125	1,182,875	1,924,000	(77,500)
2041	-	-	-	-	710,875	1,135,625	1,846,500	(77,500)
2042	-	-	-	-	680,625	1,088,375	1,769,000	(77,500)
2043	-	-	-	-	650,375	1,045,850	1,696,225	(72,775)
2044	-	-	-	-	620,125	1,008,050	1,628,175	(68,050)
2045	-	-	-	-	-	967,075	967,075	(661,100)
2046	-	-	-	-	-	-	-	(967,075)
Totals	\$ 325,565	\$ 314,700	\$ 996,858	\$ 1,879,888	\$ 15,860,625	\$ 26,160,100	\$ 45,537,735	\$ (4,088,452)

Above chart displays Person County's current debt service schedule, which decreased from \$50M to \$46M at FYE 2026 due to paydown of debt.

The chart to the right includes anticipated debt for the second and third tiers of school improvements in FY27 and FY29. 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 FY2029.

Fiscal Year Ending June 30	Total Current Debt Service	FY27 Various School Improvements (LOBs)	FY29 Various School Improvements (LOBs)	Total Proposed Debt Service	Adjusted Year to Year Change with Proposed Debt Service
2027	3,830,869	249,000	-	4,079,869	(8,583)
2028	3,622,091	1,013,000	-	4,635,091	555,222
2029	3,419,468	987,250	299,750	4,706,468	71,377
2030	3,224,015	961,500	1,214,500	5,400,015	693,547
2031	3,006,759	930,750	1,183,750	5,121,259	(278,756)
2032	2,818,676	905,250	1,153,000	4,876,926	(244,333)
2033	2,580,883	879,750	1,122,250	4,582,883	(294,044)
2034	2,400,250	854,250	1,091,500	4,346,000	(236,883)
2035	2,322,250	828,750	1,060,750	4,211,750	(134,250)
2036	2,239,375	803,250	1,030,000	4,072,625	(139,125)
2037	2,161,625	777,750	999,250	3,938,625	(134,000)
2038	2,079,000	752,250	968,500	3,799,750	(138,875)
2039	2,001,500	726,750	937,750	3,666,000	(133,750)
2040	1,924,000	701,250	907,000	3,532,250	(133,750)
2041	1,846,500	675,750	876,250	3,398,500	(133,750)
2042	1,769,000	650,250	845,500	3,264,750	(133,750)
2043	1,696,225	624,750	814,750	3,135,725	(129,025)
2044	1,628,175	599,250	784,000	3,011,425	(124,300)
2045	967,075	573,750	753,250	2,294,075	(717,350)
2046	-	548,250	722,500	1,270,750	(1,023,325)
2047	-	522,750	691,750	1,214,500	(56,250)
2048	-	-	661,000	661,000	(553,500)
2049	-	-	625,250	625,250	(35,750)
2050	-	-	-	-	(625,250)
Totals	\$ 45,537,735	\$ 15,565,500	\$ 18,742,250	\$ 79,845,485	\$ (4,088,452)



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%	325,565	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%	314,700	2029
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%	996,858	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%	1,879,888	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%	15,860,625	2044
2024 LOBs 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%	26,160,100	2045
		TOTAL DEBT SERVICE OUTSTANDING		<u>\$45,537,735</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:

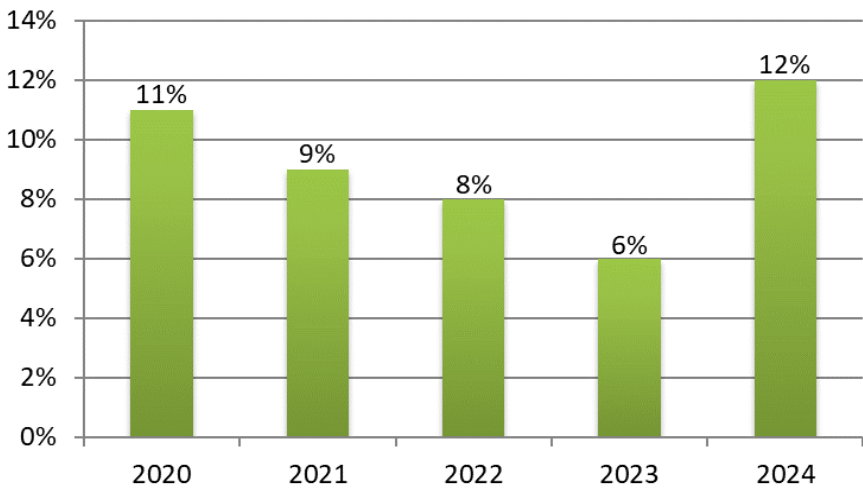
Debt to Assets Ratio: This ratio measures the County's leverage by showing the extent to which total assets are financed with long-term debt. It is calculated as long-term debt divided by total assets. A lower ratio generally indicates more conservative use of debt and stronger financial flexibility, while a higher ratio may reflect greater reliance on borrowed funds.

As of the end of FY 2024, Person County's debt to assets ratio (previously 6%) increased to **12%**. This compares very favorably to the peer group average of **18%** (median **16%**) among the 22 counties in our population group (25,000–49,999). Person County tied for the 4th highest debt to asset ratio in this group due to the 2023 LOBs issuance for PHS ADA improvements. This strong relative position reflects prudent and conservative management of leverage.

The ratio has trended downward over the past several years due to regular debt paydown—from 11% in FY 2020, 9% in FY 2021, 8% in FY 2022, and 6% in FY 2023—demonstrating a strategic approach to debt management. The significant increase expected in FY 2025 to approximately **24%** results primarily from the new debt issuance for approximately \$21 million in August 2024 for property acquisitions, Recycling Center construction/renovation (to support merging Person Industries), and elementary school re-roofing. These capital investments will bring the ratio closer to the peer group average while addressing critical infrastructure needs.

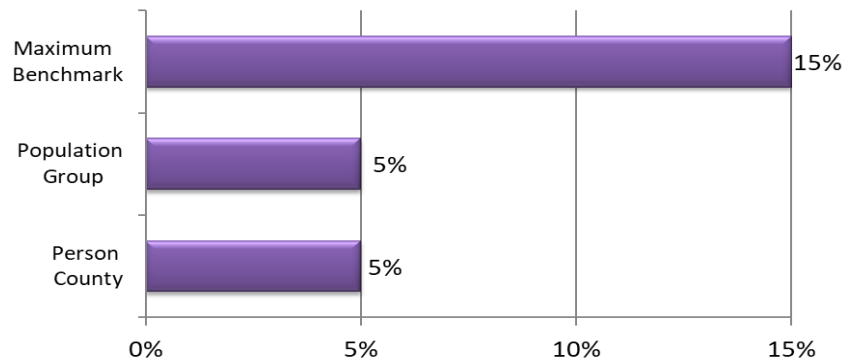
A stable or gradually changing ratio is viewed positively by credit agencies, as it signals disciplined and strategic asset and debt management.

FY	Person County's Debt to Assets Ratio
2020	11%
2021	9%
2022	8%
2023	6%
2024	12%



Debt Service Ratio: Measures the portion of expenditures committed to annual debt service and indicates service flexibility. It is calculated as annual debt service divided by total expenses plus debt principal. General accounting guidance discourages ratios above the 15% maximum benchmark, as higher levels can limit service flexibility. At FY 2024, Person County's debt service ratio was 5%, matching the peer group average and median of 5% among 22 counties in the 25,000-49,999-population group. Person County ties for the 3rd lowest ratio in the group despite ranking 2nd highest in total expenditure and 11th highest in annual debt service. The ratio has remained low and stable due to consistent debt paydown. The new debt issuances for approximately \$21 million for property acquisitions, Recycling Center upgrades (to support merging Person Industries), and elementary school re-roofing—will increase the ratio in FY 2025, bringing it closer to the peer average while staying well below the 15% benchmark and maintaining solid service flexibility.

FY 2024	Debt Service Ratio
Person County	5%
Population Group	5%
Maximum Benchmark	15%



Proposed Debt Service

The County's 5-year CIP plan includes two additional debt issuances in FY 2027 and FY 2029. These represent the remaining two tiers of a three-tier Limited Obligation Bond (LOB) financing package approved by the Board of Commissioners on March 20, 2023. The first tier of \$12.725 million was issued in November 2023 for ADA and safety improvements at Person High School. The remaining tiers will fund similar improvements at various elementary and middle schools. A \$0.0025 cent tax rate increase adopted in FY 2024 will cover principal and interest payments on all three tiers. Person County agreed to locally fund the \$3 million appropriated in FY 2024 for Person High School stadium improvements and Person County Schools has agreed to reduce the draw from the remaining LOB tiers.

These planned issuances consist of:

- **Tier 2 (FY 2027 / calendar year 2026):** \$10.215 million LOB for planning, construction, and renovation improvements at Stories Creek Elementary, South Elementary, Oak Lane Elementary, Helena Elementary, and Earl Bradsher Preschool.
- **Tier 3 (FY 2029 / calendar year 2028):** \$12.295 million LOB for planning, construction, and renovation improvements at Southern Middle School, Northern Middle School, Woodland Elementary, North End Elementary, and North Elementary.

The addition of this new debt totals \$22.51 million. Although significant, reserves accumulated in prior years have limited the tax impact to the \$0.0025 cent increase already adopted for FY 2024. The County will continue to monitor debt service reserves, analyze impacts on the operating budget, and consider economic conditions and interest rates when evaluating future debt recommendations.

Future Debt Service

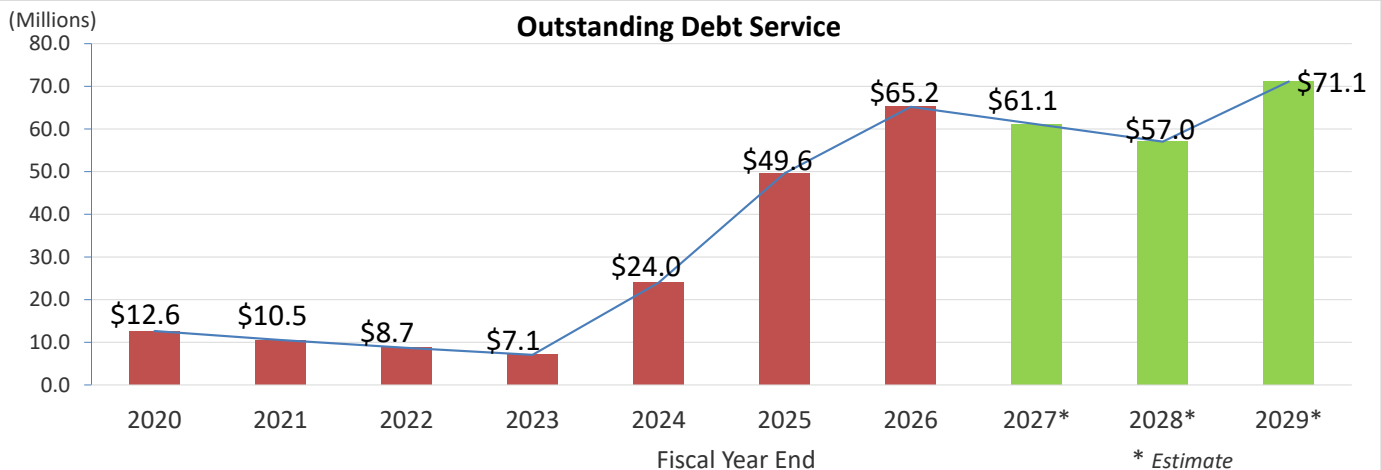
Fiscal Year Ending June 30	2012 School Roofing Projects for SMS & PHS (QSCB)	2015 PCRC & Various Roofing Projects	2017 Senior Center & Various Roofing Projects	2018 Towers & Other Building Improvements Project	2023 PHS Improvements Project (LOBs)	2024 HS/CHATT Acquisitions & School Roof Improvements (LOBs)	Total Current Debt Service	Year to Year Change in Current Debt Service
2027	219,095	107,700	176,006	381,818	1,142,000	1,804,250	3,830,869	(257,583)
2028	106,470	104,900	172,060	370,411	1,111,500	1,756,750	3,622,091	(208,778)
2029	-	102,100	168,115	359,003	1,081,000	1,709,250	3,419,468	(202,623)
2030	-	-	164,169	347,596	1,050,500	1,661,750	3,224,015	(195,453)
2031	-	-	160,224	212,285	1,020,000	1,614,250	3,006,759	(217,256)
2032	-	-	156,284	106,143	989,500	1,566,750	2,818,676	(188,083)
2033	-	-	-	102,633	959,000	1,519,250	2,580,883	(237,794)
2034	-	-	-	-	928,500	1,471,750	2,400,250	(180,633)
2035	-	-	-	-	898,000	1,424,250	2,322,250	(78,000)
2036	-	-	-	-	867,500	1,371,875	2,239,375	(82,875)
2037	-	-	-	-	837,000	1,324,625	2,161,625	(77,750)
2038	-	-	-	-	801,625	1,277,375	2,079,000	(82,625)
2039	-	-	-	-	771,375	1,230,125	2,001,500	(77,500)
2040	-	-	-	-	741,125	1,182,875	1,924,000	(77,500)
2041	-	-	-	-	710,875	1,135,625	1,846,500	(77,500)
2042	-	-	-	-	680,625	1,088,375	1,769,000	(77,500)
2043	-	-	-	-	650,375	1,045,850	1,696,225	(72,775)
2044	-	-	-	-	620,125	1,008,050	1,628,175	(68,050)
2045	-	-	-	-	-	967,075	967,075	(661,100)
2046	-	-	-	-	-	-	-	(967,075)
Totals	\$ 325,565	\$ 314,700	\$ 996,858	\$ 1,879,888	\$ 15,860,625	\$ 26,160,100	\$ 45,537,735	\$ (4,088,452)

Above chart displays Person County's current debt service schedule, which decreased from \$50M to \$46M at FYE 2026 due to paydown of debt.

The chart to the right includes anticipated debt for the second and third tiers of school improvements in FY27 and FY29. 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 FY2029.

Fiscal Year Ending June 30	Total Current Debt Service	FY27 Various School Improvements (LOBs)	FY29 Various School Improvements (LOBs)	Total Proposed Debt Service	Adjusted Year to Year Change with Proposed Debt Service
2027	3,830,869	249,000	-	4,079,869	(8,583)
2028	3,622,091	1,013,000	-	4,635,091	555,222
2029	3,419,468	987,250	299,750	4,706,468	71,377
2030	3,224,015	961,500	1,214,500	5,400,015	693,547
2031	3,006,759	930,750	1,183,750	5,121,259	(278,756)
2032	2,818,676	905,250	1,153,000	4,876,926	(244,333)
2033	2,580,883	879,750	1,122,250	4,582,883	(294,044)
2034	2,400,250	854,250	1,091,500	4,346,000	(236,883)
2035	2,322,250	828,750	1,060,750	4,211,750	(134,250)
2036	2,239,375	803,250	1,030,000	4,072,625	(139,125)
2037	2,161,625	777,750	999,250	3,938,625	(134,000)
2038	2,079,000	752,250	968,500	3,799,750	(138,875)
2039	2,001,500	726,750	937,750	3,666,000	(133,750)
2040	1,924,000	701,250	907,000	3,532,250	(133,750)
2041	1,846,500	675,750	876,250	3,398,500	(133,750)
2042	1,769,000	650,250	845,500	3,264,750	(133,750)
2043	1,696,225	624,750	814,750	3,135,725	(129,025)
2044	1,628,175	599,250	784,000	3,011,425	(124,300)
2045	967,075	573,750	753,250	2,294,075	(717,350)
2046	-	548,250	722,500	1,270,750	(1,023,325)
2047	-	522,750	691,750	1,214,500	(56,250)
2048	-	-	661,000	661,000	(553,500)
2049	-	-	625,250	625,250	(35,750)
2050	-	-	-	-	(625,250)
Totals	\$ 45,537,735	\$ 15,565,500	\$ 18,742,250	\$ 79,845,485	\$ (4,088,452)



Revisions to Person County's Recommended CIP for FY 2027-2031



	Adjustments	Comments
TOTAL RECOMMENDED CIP	-	
Budget Year 2026-2027	\$ (275,000)	Splash pad moved to FY 28
Planning Year 2027-2028	\$ 275,000	Splash pad moved to FY 28
Planning Year 2028-2029		
Planning Year 2029-2030		
Planning Year 2030-2031		
TOTAL APPROVED CIP	-	