

Capital and Debt Funding Plan

FY 2026 – FY 2031



UNIONCOUNTY
north carolina



Agenda

Long Term-General Capital Planning

- 1) GFOA Capital Planning Best Practices Summary
- 2) Five Year Summary
- 3) County Facilities
- 4) Public Safety – EMS and VFD
- 5) E911 Communications
- 6) Parks and Recreation R&R
- 7) Information Technology and Security
- 8) Other-DOT Projects
- 9) SPCC
- 10) UCPS
- 11) Outstanding Debt and Debt Issuances
- 12) Next Steps in Capital and Debt Planning

Capital Planning - Government Finance Officers Association (GFOA) Best Practices/Guidelines

CAPITAL PLANNING

- Capital planning policies
- Master planning and comprehensive plans
- Multi-year capital planning
- Capital asset management
- Communicating capital improvement strategies

Five Year General County Capital Summary

<u>Program name</u>	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total
Facilities Critical Infrastructure	\$ 320,000	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ 545,000
Facilities Major Capital	275,000	5,430,000	3,952,500	6,682,500	600,000	850,000	17,790,000
Facilities R&R and OC	2,150,000	2,275,000	2,275,000	2,400,000	2,400,000	2,525,000	14,025,000
Public Safety Partner Agencies	2,344,918	2,190,944	2,241,525	2,160,002	2,252,306	2,224,397	13,414,092
Emergency Management	102,000	150,000	150,000	150,000	150,000	150,000	852,000
Park Development and Renewal	375,000	359,500	420,000	427,500	447,000	540,000	2,569,000
IT Infrastructure & Enhance	170,000	373,495	409,015	373,494	410,685	170,000	1,906,689
Security Management	415,000	480,000	495,000	380,000	305,000	230,000	2,305,000
Planning/Zoning	300,000	300,000	300,000	300,000	300,000	300,000	1,800,000
SPCC CIP	375,000	375,000	375,000	375,000	375,000	375,000	2,250,000
Grand Total	\$ 6,826,918	\$ 12,158,939	\$ 10,618,040	\$ 13,248,496	\$ 7,239,991	\$ 7,364,397	\$ 57,456,781
<u>Revenue Sources</u>							
Union EMS Fund Balance	1,500,000	-	-	-	-	-	1,500,000
Pay Go Capital Funding In General Fund	-	4,063,065	4,225,587	4,394,611	4,570,395	4,753,211	22,006,869
Pay Go Capital Funding In Education Fund for SPCC	375,000	375,000	375,000	375,000	375,000	375,000	2,250,000
Transportation Federal Transit Grant if Awarded	275,000	3,600,000	525,000				4,400,000
General Fund Unassigned Fund Balance	4,348,217	-	-	-	-	-	4,348,217
Unallocated in CIP Fund	328,701	-	-	-	-	-	328,701
Total Revenue Sources	\$ 6,826,918	\$ 8,038,065	\$ 5,125,587	\$ 4,769,611	\$ 4,945,395	\$ 5,128,211	\$ 34,833,787
Overage/Shortage/Financing Needs	\$ -	\$ (4,120,874)	\$ (5,492,453)	\$ (8,478,885)	\$ (2,294,596)	\$ (2,236,186)	\$ (22,622,994)

Does not include estimates for UC Jail.

Facilities CIP Agenda

- 1 Facilities CIP Funding Groups
- 2 County Facilities CIP FY26-31 Overview
- 3 Major Capital (MC) Project Details



Facilities CIP Funding Groups

Major Capital (MC)

- ✔ Projects greater than \$500,000
- ✔ Ex: New buildings, comprehensive renovations, large roof, etc.

Critical Infrastructure (CRI)

- ✔ Projects at critical facilities that target repairs/replacements/improvements to assets that are essential for the facilities to function
- ✔ Ex: Generators, electrical systems, IT cooling systems, alternative water sources, etc.

Facilities Repair and Renovation (FRR)

- ✔ Projects between \$200,000 and \$500,000
- ✔ Ex: Major equipment, control upgrades, office suite renovations, generators, etc.

Operating Capital (OC)

- ✔ Projects less than \$200,000
- ✔ Ex: Small equipment repair/replacement, small office renovation, carpet, painting, etc.

County Facilities CIP FY 2026-2031

<u>Project</u>	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total
Repair and Renovation	\$ 1,350,000	\$ 1,425,000	\$ 1,425,000	\$ 1,500,000	\$ 1,500,000	\$ 1,575,000	\$ 8,775,000
Operating Capital	800,000	850,000	850,000	900,000	900,000	950,000	5,250,000
Major Capital							
UC Jail	tbd	tbd	tbd	tbd	tbd	tbd	-
Cane Creek Park - Outdoor Rec Center And Storage	-	865,000	-	-	-	-	865,000
UC Jail Roof Replacement	-	675,000	-	-	-	-	675,000
Progress Building - Building And Site Improvements	-	290,000	2,610,000	0	-	-	2,900,000
Transporation Services Renovations - Federal Funds	275,000	3,600,000	525,000	-	-	-	-
Agriculture Center - Office And Support Expansion	-	-	817,500	6682500	-	-	7,500,000
Progress Building - Warehouse B Roof Replacement	-	-	-	-	600,000	-	600,000
Patton Ave - Parking And Stormwater Improvements	-	-	-	0	-	850,000	850,000
Total Major Capital	275,000	5,430,000	3,952,500	6,682,500	600,000	850,000	13,390,000
Critical Infrastructure							
Judicial Center - Temp Generator Connections/Gear	95,000	-	-	-	-	-	95,000
Uc Fueling Stations - 3 Locations	225,000	225,000	-	-	-	-	450,000
Total Critical Infrastructure	320,000	225,000	-	-	-	-	545,000
Total CIP Needs	\$ 2,745,000	\$ 7,930,000	\$ 6,227,500	\$ 9,082,500	\$ 3,000,000	\$ 3,375,000	\$ 27,960,000

Does not include estimates for UC Jail.

Union County Jail

FY2027 - \$TBD

Project Status:

The Facilities CIP is carrying the initial estimate for a 500 bed/600 core facility in its entirety in FY2027. This will be adjusted per Board direction after the Jail Study is completed.

Next phase of the Jail Study will provide:

- More refined estimates for two options, 400 bed/600 core and 500bed/600 core.

- Operational cost models based on the two sizing options.

- Target date for completion of this phase is May 1, 2025

UC Jail Roof Replacement

FY2027 - \$675,000

Project Scope: The project includes the replacement of approximately 24,000 square feet of existing roofing at inmate housing areas. The basis of design will include a modified bitumen roof system.

Project Justification: The existing roofing system has exceeded its useful life. It is aged, damaged and has active leaks. Roof blisters are becoming more and more common and require immediate repairs to limit damage to the inside of the building.

Project Budget

Design	\$54,173
Construction	\$547,191
Contingency	\$54,720
<u>Owner Reserves</u>	<u>\$18,916</u>
Total Budget	\$675,000

Note: Approval of the construction of a new Jail would allow this project to be removed from consideration in the CIP. The existing roof's life would be extended as needed through continued patching and repairs.

Cane Creek Park – Outdoor Rec Center and Storage

FY2027 - \$865,000

Project Scope: The project would include a new structure of approximately 2,000 gsf. The building would include dedicated storage space for park supplies, materials and equipment, office space for the full time and seasonal staff and a meeting space for on-site events and programs for the public.

Project Justification: The Outdoor Recreation Department has evolved, since 2018, from a team of one staff member to a team of eight staff members to meet the current demand of an increasing customer base. The members of this department are currently utilizing a multi-use space at the park for their office and meeting space. The amount of program and event supplies and materials have increased to keep up with the increased demand for services. These supplies consist of but are not limited to: arts & craft supplies, small hand tools, all terrain recreational vehicle, kayaks, paddleboards, archery equipment and outdoor movie equipment.

Project Budget

Design	\$61,380
Construction	\$620,000
Contingency	\$62,000
<u>Owner Reserves</u>	<u>\$121,620</u>
Total Budget	\$865,000

Progress Building – Building and Site Improvements

FY2027 - \$2,900,000

Project Scope: The project is to develop several site improvements to support the various functions operated at the Progress Building. The improvements will include improved parking and roads at the rear of the building, construct a single bay vehicle wash station and vehicle fueling station. The project may also include the addition of a vehicle entry point for transportation vehicles on the north side of the building and a connecting roadway to the rear of the building. Existing pavement would be replaced, exterior lighting improved and required storm water management devices installed.

Project Justification: The project is focused on improving site conditions at the rear of the building that supports deliveries and access to interior parking for Transportation services, and Emergency Management and Sheriff's Office mobilization equipment storage areas. The existing circulation creates some potential driving hazards related to high volumes of trips by the Transportation department. Existing pavement is also in poor condition.

Project Budget

Design	\$192,782
Construction	\$2,117,171
Contingency	\$174,823
<u>Owner Reserves</u>	<u>\$415,224</u>
Total Budget	\$2,900,000

Note: The fueling station has also been identified as a CRI project. Scope can be modified as needed if the CRI project is approved.

Agriculture Center – Office and Support Expansion

FY2028 - \$7,500,000

Project Scope: This project will include an addition for Ag Extension office of approximately 3,200 gsf, an addition for event space support of approximately 2,200 gsf and a general renovation of about 14,000 gsf of the existing building. The office expansion will be built at the west face of the building and contain various offices and support spaces for Ag Extension staff. The event support addition will be built at the south face, contiguous to the event/banquet halls and contain space for event check-in, support and coordination. The renovation of existing spaces will focus on renewal of finishes including flooring, ceilings, painting, restroom fixtures and some event lighting.

Project Justification: The project will address current space shortages in the Ag Extension offices that have seen several storage spaces be converted to office space. Some offices are currently used to seat more than one person. This has created a storage issue and there are no additional options to address current and future space needs. The 2022 facilities master plan identified space needs for the Agriculture Center over the next 20 years that included the need for an additional 5,394 sf. These needs were targeted for Ag Extension office staff and Ag Center Event Support staff.

Project Budget

Design	\$455,616
Construction	\$5,557,258
Contingency	\$439,800
Owner Reserves	<u>\$1,047,326</u>
Total Budget	\$7,500,000

Progress Building – Warehouse B Roof Replacement

FY2030 - \$600,000

Project Scope: The project includes the replacement of approximately 34,000 square feet of existing roofing at the Warehouse B section (original warehouse) of the building. The basis of design will include a simple exposed fastener roof system.

Project Justification: The existing roofing system has exceeded its useful life. It is aged, damaged and has active leaks. Roof leaks at failing fasteners and corroded metal are becoming more and more common and require immediate repairs to limit damage to the inside of the building and stored items.

Project Budget

Design	\$47,124
Construction	\$476,000
Contingency	\$47,600
Owner Reserves	<u>\$29,276</u>
Total Budget	\$600,000

Patton Avenue – Parking and Stormwater Improvements

FY2031 - \$850,000

Project Scope: The project includes installing approximately 40,000 sf of asphalt pavement at the rear of the complex. A new storm water management device will also be required due to the increased impervious surface area. Parking bumpers, pavement marking and signage will also be installed.

Project Justification: Patton Avenue is the location for our Fleet Management and Emergency Vehicle Equipment Installation Shops. Parking for county fleet customers, storage of newly delivered vehicles awaiting processing, surplus vehicles, emergency vehicles awaiting equipment installations, wrecked vehicles, trailers and other large equipment is limited and has required the use of the area at the rear of the complex. The existing site at the rear is primarily grass surfaces with some graveled areas. The movement of vehicles when the area is wet or damp is difficult if not impossible. The area lacks any means of vehicle delineation that would help optimize the use of the area. A parking study was completed in 2024 that identified the need to pave the area and mark/sign spaces to most effectively use the area for parking and storage.

Project Budget

Design	\$55,600
Construction	\$695,000
Contingency	\$69,500
<u>Owner Reserves</u>	<u>\$29,900</u>
Total Budget	\$850,000

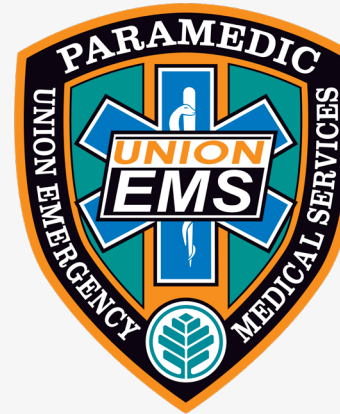
Facilities CIP Questions?



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Public Safety CIP FY 2026-2031

Project	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total
VFD							
SCBA Air Packs	\$ 312,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,812,000
Total VFD	312,000	300,000	300,000	300,000	300,000	300,000	1,812,000
Union EMS							
Ambulances	1,734,918	1,758,644	1,802,610	1,714,141	1,799,154	1,763,585	10,573,052
Support Vehicles	132,000	132,300	138,915	145,861	153,152	160,812	863,040
Technology	166,000	-	-	-	-	-	166,000
Total Union EMS	2,032,918	1,890,944	1,941,525	1,860,002	1,952,306	1,924,397	11,602,092
Total CIP Needs	\$ 2,344,918	\$ 2,190,944	\$ 2,241,525	\$ 2,160,002	\$ 2,252,306	\$ 2,224,397	\$ 13,414,092



E911 Communications CIP FY 2026-2031

<u>Project</u>	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total
Radio Towers SW Union	\$ (300,000)	-	-	-	-	-	\$ (300,000)
Bi Directional Antennas at UCPS	252,000	-	-	-	-	-	252,000
Radio Replacement and Maintenance	150,000	150,000	150,000	150,000	150,000	150,000	900,000
Total CIP Needs	\$ 102,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 852,000



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EMERGENCY SERVICES

Parks and Recreation CIP FY 2026-2031

Project	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total
Parks and Rec R&R	\$ 375,000	\$ 359,500	\$ 420,000	\$ 427,500	\$ 447,000	\$ 540,000	\$ 2,569,000
Total CIP Needs	\$ 375,000	\$ 359,500	\$ 420,000	\$ 427,500	\$ 447,000	\$ 540,000	\$ 2,569,000



Information Technology CIP FY 2026-2031

<u>Project</u>	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total
UPS Infrastructure Upgrades	50,000	50,000	50,000	50,000	50,000	50,000	300,000
AV Equipment	120,000	120,000	120,000	120,000	120,000	120,000	720,000
Pictometry Imagery	-	203,495	239,015	203,494	240,685	-	886,689
Total CIP Needs	\$ 170,000	\$ 373,495	\$ 409,015	\$ 373,494	\$ 410,685	\$ 170,000	\$ 1,906,689

Uninterruptible Power Supply (UPS) Infrastructure Upgrades

- Provides emergency battery backup power to protect against power fluctuations for our application and data servers, phone system, and connectivity equipment
- Annual maintenance of two devices
- Future planned refresh of both devices in the next 7-9 years

Pictometry Imagery

- Aerial photography that provides high-level imagery of land, buildings and other geographic features
- Used by Tax, Emergency Management, Planning, UC Water, Building Code Enforcement, Environmental Health, and the public
- One flyover per year

Audio/Visual Equipment

- Upgrade and refresh conference rooms at County facilities on a 5-year cycle

Security and Risk Management CIP FY 2026-2031

<u>Project</u>	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total
Security Systems Upgrades	\$ 415,000	\$ 480,000	\$ 495,000	\$ 380,000	\$ 305,000	\$ 230,000	\$ 2,305,000
Total CIP Needs	\$ 415,000	\$ 480,000	\$ 495,000	\$ 380,000	\$ 305,000	\$ 230,000	\$ 2,305,000

Security Systems Upgrades

- Cost of equipment and installation for security system upgrades at County facilities

Other CIP FY 2026-2031

<u>Project</u>	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total
DOT Intersection Projects	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,800,000
Total CIP Needs	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,800,000



Current and Previous Critical Intersection Projects List

- Bonds Grove Church and Waxhaw Marvin
- NC 84 and Rocky River
- NC 75 and Old Providence
- Forest Lawn and Potter
- NC 200 and Parkwood School
- New Town and Marvin
- New Town and Cuthbertson
- NC 84 and Potter

Proposed Projects can be found at:

<https://www.unioncountync.gov/government/departments-f-p/planning-development/union-county-critical-intersection-program-774>

<u>SPCC Requests</u>	<u>FY 2026</u>
Signage, landscaping, and aesthetics according to long range facilities plan	\$ 3,903,200
2025 IT infrastructure replacments	672,000
Land acquisition - add'l property adjacent to Tyson Center on both sides	\$392,000.00
OCH campus parking lot improvements (includes lighting)	2,240,000
Fine Arts building exterior	\$280,000.00
Wireless Cellular repeaters all buildings	280,000
Total	\$7,767,200
Recommended Ongoing Annual Funding	\$375,000

Operating Capital Request

● Facilities	
○ Building Projects/Roofing/Painting/Equipment	\$22,609,426
● Transportation	
○ Service Vehicles/Activity Buses	\$ 1,412,948
● School Nutrition	
○ Equipment Replacements	\$ 500,000
● Technology	
○ Student and Teacher Laptop Lease Payments	\$ 4,352,228
● Co-Curricular Support	
○ Band Uniforms and Equipment – Piedmont High	\$ 50,000
Total	\$28,924,602



Debt Overview

Outstanding Debt

Upcoming Bond Issuances

Existing and Proposed Debt Service

Voter Approved GO Bond Tax Rate Impact

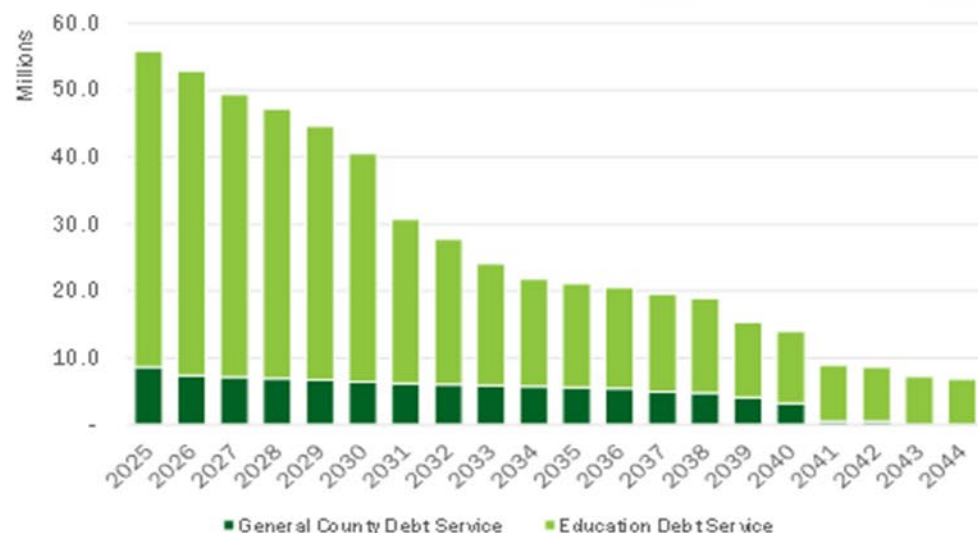
Estimated Education Debt Fund Rate

Estimated Tax Rates for All Debt Fund

Existing Total County Tax Supported Debt

General County vs. Education

Tax Supported Debt Service (General County vs. Education)



Par Outstanding – Estimated as of 6/30/2024

Type	Par Amount
General County Debt:	\$76,830,381
Education Debt	
School Debt:	\$305,342,086
Community College Debt:	\$33,367,533
Subtotal Education Debt:	\$338,709,619
Grand Total:	\$415,540,000

Tax Supported Debt Service (General County vs. Education)

FY	General County Debt Service	Education Debt Service	Total
Total	96,600,111	439,754,451	536,354,562
2025	8,625,053	47,230,496	55,855,549
2026	7,392,861	45,483,193	52,876,054
2027	7,178,869	42,245,524	49,424,393
2028	6,966,092	40,292,266	47,258,358
2029	6,751,827	37,879,724	44,631,551
2030	6,436,442	34,106,440	40,542,882
2031	6,235,693	24,503,885	30,739,578
2032	6,048,020	21,704,060	27,752,080
2033	5,894,621	18,261,210	24,155,831
2034	5,759,372	16,048,360	21,807,732
2035	5,620,861	15,559,135	21,179,996
2036	5,476,384	15,085,990	20,562,374
2037	4,959,114	14,610,370	19,569,484
2038	4,818,312	14,134,750	18,953,062
2039	4,125,511	11,196,630	15,322,141
2040	3,222,190	10,791,060	14,013,250
2041	552,260	8,430,240	8,982,500
2042	536,630	8,079,120	8,615,750
2043	-	7,224,000	7,224,000
2044	-	6,888,000	6,888,000

Note: Excludes Water & Sewer Debt Service.

General Obligation Bond Issuance Overview



- Union County is planning to issue General Obligation Bonds for County, School, and Community College projects in FY 2026.

General Obligation Public Improvement Bonds (County)

- The County is planning to utilize **\$13,000,000** of its Two-Thirds General Obligation Bond Authorization to fund *Judicial Center Renovations*.

General Obligation School Bonds

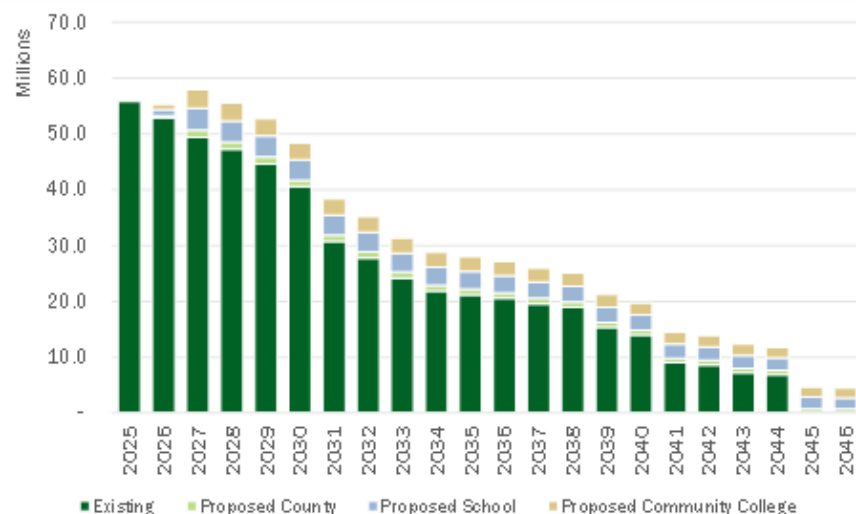
- On November 4, 2024, voters approved a **\$39,425,000** General Obligation School Bond Referendum to fund the following projects:
 - *East Union Middle School*: Renovation of the existing Forest Hills High School for a relocation of East Union Middle School.
 - *Parkwood High School*: Design and preconstruction services for a replacement of Parkwood High School.

General Obligation Community College Bonds

- The County is planning to issue **\$32,725,000** of its Authorized / Unissued General Obligation Community College Bonds that were approved by Referendum on November 8, 2022 to fund the *Center for Entrepreneurship* for South Piedmont Community College.
- *The Total General Obligation Bond issuance in FY 2026 is anticipated to be \$85,150,000.*

Existing and Proposed Debt Service

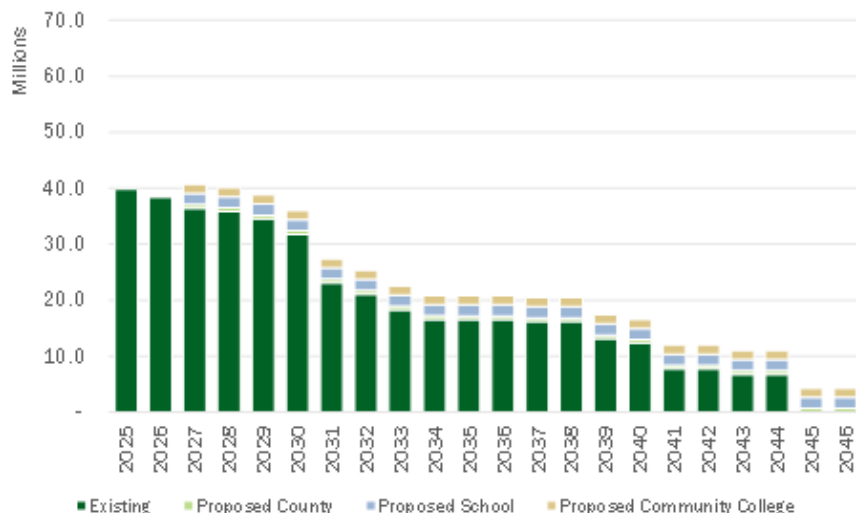
Existing and Proposed Debt Service



Financing Assumptions

FY 2026 GO Bond Issuance	Total
County	13,000,000
School	39,425,000
Community College	32,725,000
Total	85,150,000
Debt Service	
Total	132,337,292

Existing and Proposed Principal



Financing Assumptions:

- Term: 20 Years
- Amortization: Level Principal
- Interest Rate: 5.00%
- First Interest Payment: FY of Issuance (~7 months)
- First Principal Payment: FY After Issuance

Voter Approved GO Bond Tax Impact

Education Debt	Estimated Increase During Bond Referendum	Estimated Increase During FY 2025 (prior to reval)	Estimated Actual Increase (after reval)
UCPS Current Debt and Voter Approved	1.77¢	1.80¢	1.64¢
SPCC Current Debt and Voter Approved Bonds	0.85¢	0.28¢	0.18¢
Total Education Debt	2.62¢	2.08¢	1.82¢

Voter Approved GO Bond Tax Impact

Examples of Annual Tax Rate Increase Impact		
Property Value	Estimated Tax Rate Increase	Increase in Taxes Dues
100,000	1.82	18.20
200,000	1.82	36.40
300,000	1.82	54.60
350,000	1.82	63.70
400,000	1.82	72.80
450,000	1.82	81.90
500,000	1.82	91.00
550,000	1.82	100.10
1,000,000	1.82	182.00

Education Debt Fund Tax Rate FY 2026

Education Debt	Current Tax Rate	Revenue Neutral Tax Rate	Increase Needed	Total Tax Rate Needed for FY 2026
Current Debt - UCPS	1.94¢	1.38¢	1.00¢	2.38¢
2024 Voter Approved Bonds	0.00¢	0.00¢	0.64¢	0.64¢
Total UCPS	1.94¢	1.38¢	1.64¢	3.02¢
Current Debt – SPCC	0.97¢	0.69¢	0.00¢	0.69¢
2022 Voter Approved Bonds	0.00¢	0.00¢	0.18¢	0.18¢
Total SPCC	0.97¢	0.69¢	0.18¢	0.87¢
Total Education Debt	2.92¢	2.07¢	1.82¢	3.89¢

Debt Funds Estimated Tax Rate FY 2026

Debt Funds	Current Tax Rate	Revenue Neutral Tax Rate	Increase Needed	Total Tax Rate Needed for FY 2026
Education Debt	2.92¢	2.07¢	1.82¢	3.89¢
County General Debt	1.75¢	1.24¢	0.00¢	1.24¢
Economic Development	0.39¢	0.28¢	0.00¢	0.28¢
Total for all Debt	5.06¢	3.59¢	1.82¢	5.41¢



Next Steps in Capital Planning for FY 2026

- Adopt Resolutions, Bond Orders and hold public hearing for 2/3rds GO Bonds – May thru June
- Adopt Budget Ordinance June 16th
- Adopt Capital Project Ordinances in July
- Issue Voter Approved and 2/3rds GO Bonds in July
- Long-term CIP Planning updates and workshops for FY 2026 and beyond for Education and General Major Capital Projects



Questions?



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